



ROYSTONE APARTMENTS

631 QUEEN ANNE AVE N., SEATTLE WA 98109

EARLY DESIGN GUIDANCE: DPD Project #3028550
February 07, 2018 (6:30 PM)

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PROJECT TEAM
Owner/Developer: **Vibrant Cities**
Architect: **Jackson | Main Architecture**
Landscape Architect: **Ken Large Landscape Architect, INC**

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PROJECT BACKGROUND

PROJECT DESCRIPTION:

The applicant proposes to build an 8-story mixed use, midrise structure containing 95 residential units with approx. 5,000sf ground level commercial. Parking for approximately 20 vehicles will be provided below grade and accessed from Roy Street. The building will be constructed of 5 levels of Type IIIA over 3 levels of Type IA construction, plus a single-story basement, for a total building area of approximately 74,000 GSF. Existing structure to be demolished. No departures are currently proposed.

Number of residential units: 95 Units

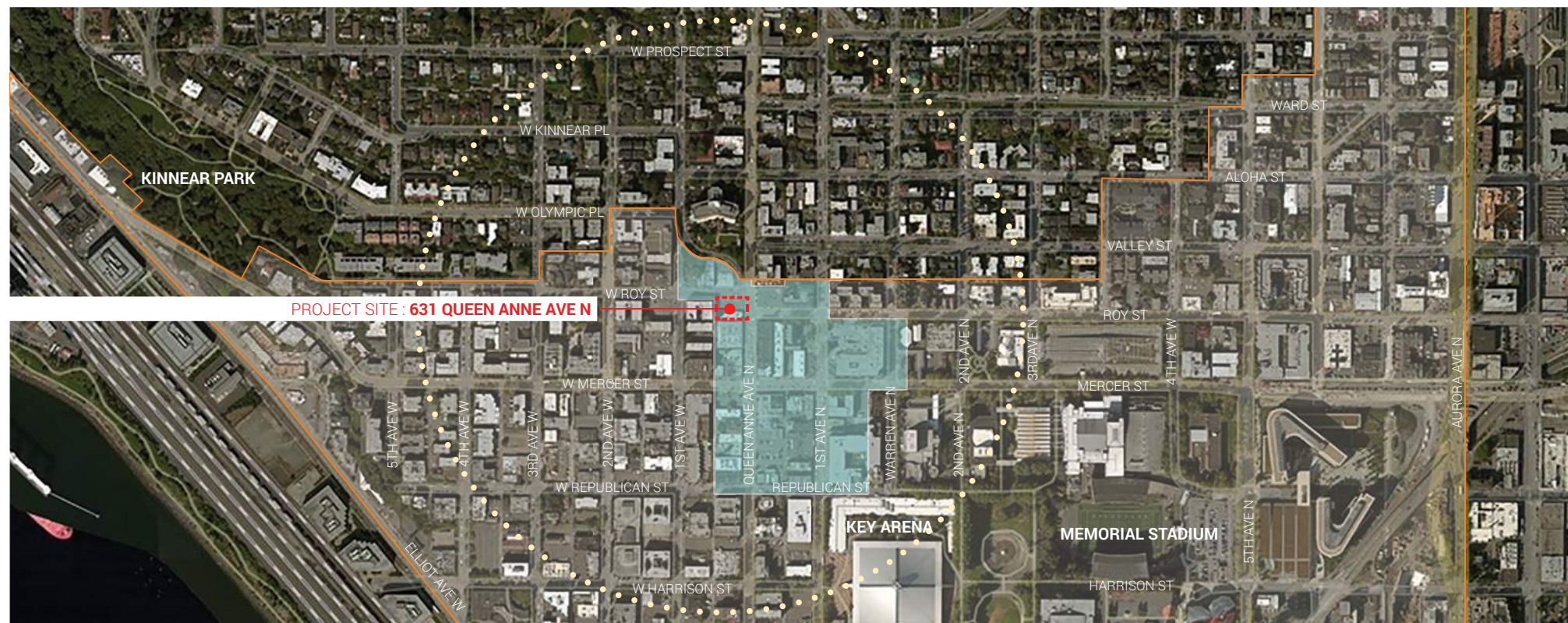
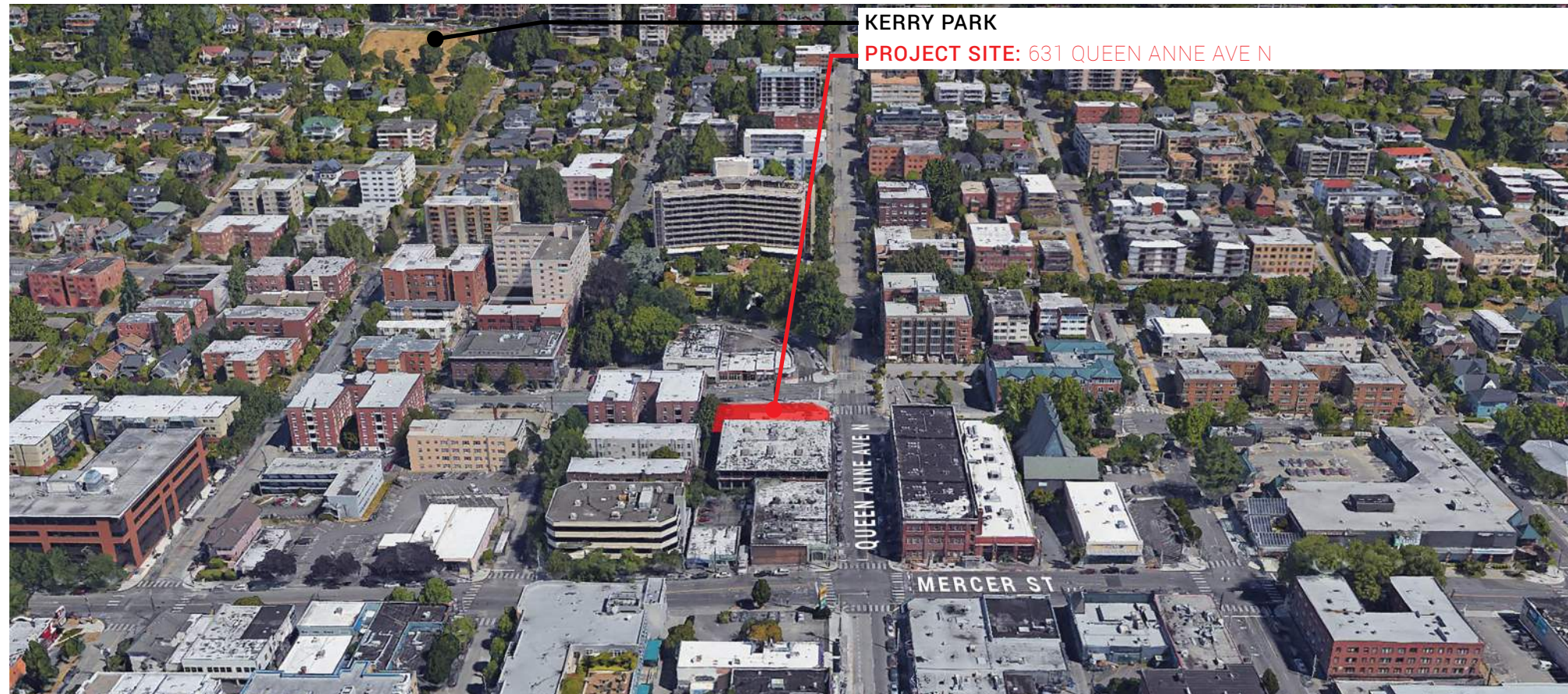
Number of parking stalls: 20 Parking Stalls

PROJECT TEAM

Applicant: VIBRANT CITIES
505 Maynard Ave S Suite 251
Seattle, WA 98104

Architect: JACKSON MAIN ARCHITECTURE
311 1st Ave S
Seattle, WA 98104

Landscape Architect: KEN LARGE LANDSCAPE ARCHITECT, INC
21803 NE 17th Ct
Sammamish, WA 98074



●●●●● 5-Min Walking Radius

Uptown Urban Village

Project Site

Pedestrian Overlay



DEVELOPMENT OBJECTIVES

PROJECT GOALS:

The applicant’s objectives are to build a mixed use, ground floor retail building that will provide walkable, transit oriented housing, for Uptown residents that fits within the neighborhood’s current and future context.

Create a **VIBRANT PEDESTRIAN ENVIRONMENT** with landscaping and well organized commercial entries.

Support Queen Anne Avenue as an **IMPORTANT PEDESTRIAN CONNECTOR FROM THE COMMERCIAL ZONE TO THE RESIDENTIAL ZONE.**

Focus on a **DESIGN THAT UNIFIES RESIDENTIAL AND NON-RESIDENTIAL USES** around all facades of the project and calms the unique intersection of Queen Anne Ave and Roy Street.

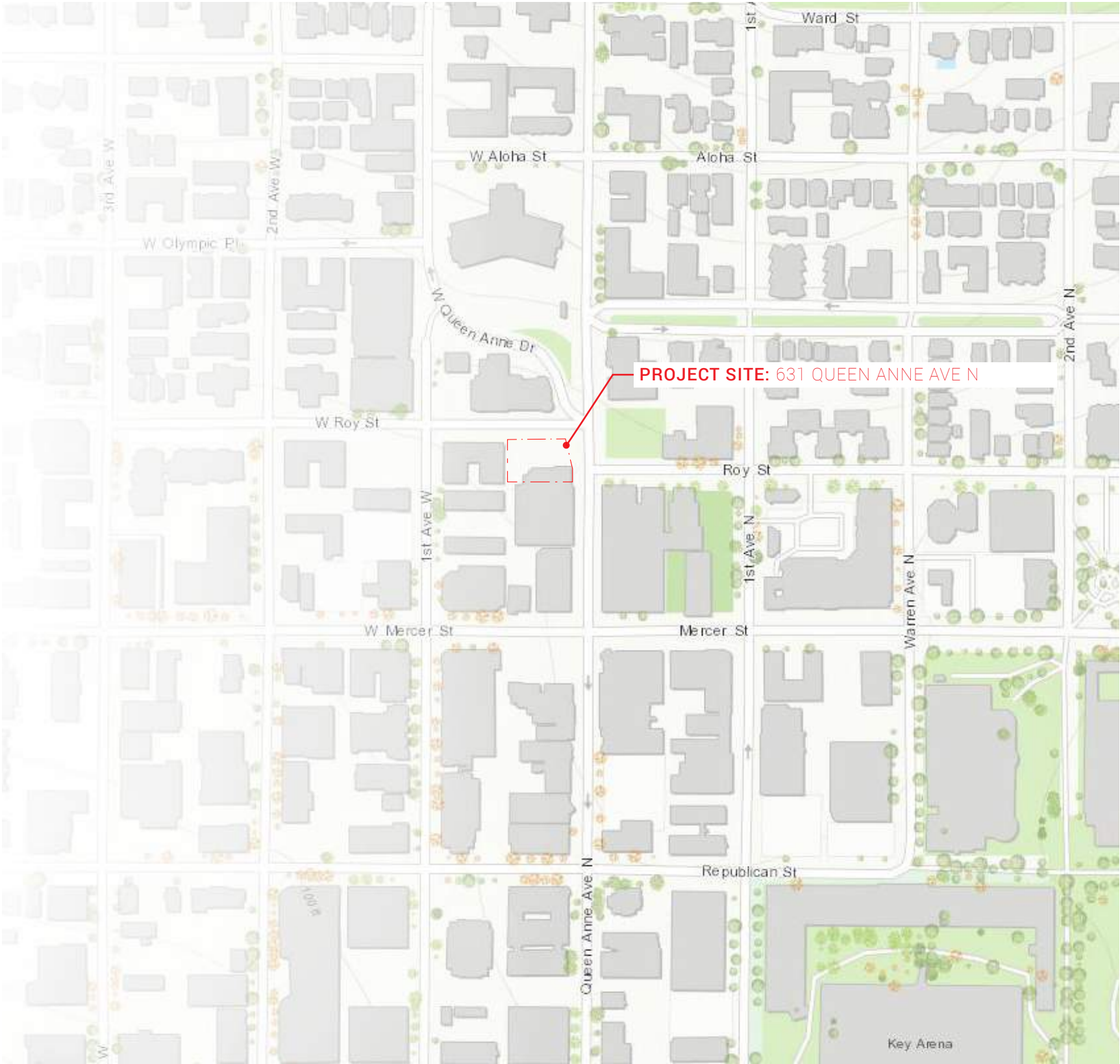
Provide a **SIMPLIFIED APPROACH TO MODULATION** that is expressive of the form and detailing of the project.

Respect the **CHARACTER AND SCALE** of the current neighborhood while anticipating future growth and development.

Take cues form the surrounding sites by **INCREASING THE SETBACKS** and responding at the corner to the precedent across Queen Anne and responding to the front yard setback along Roy.

Design the ground level plaza and upper level amenity deck to **TAKE ADVANTAGE OF SOLAR EXPOSURE** on the east side and views of the Seattle Center and Downtown to the South.

ACTIVATE AND PROMOTE PEDESTRIAN STREET ACTIVITY WHILE PROVIDING A TRANSITION from the commercial zone to the residential zone at the pedestrian level.



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SITE ANALYSIS

EXISTING SITE

LEGAL DESCRIPTION:

Lots 1 and 2 in Block 9 of supplemental plat of G. Kinnear’s Addition to the City of Seattle, as per plat recorded in volume 2 of plats, page 62, records of King County, Washington;

Except a portion conveyed to the city of Seattle by DEED recorded under recording No. 710141.

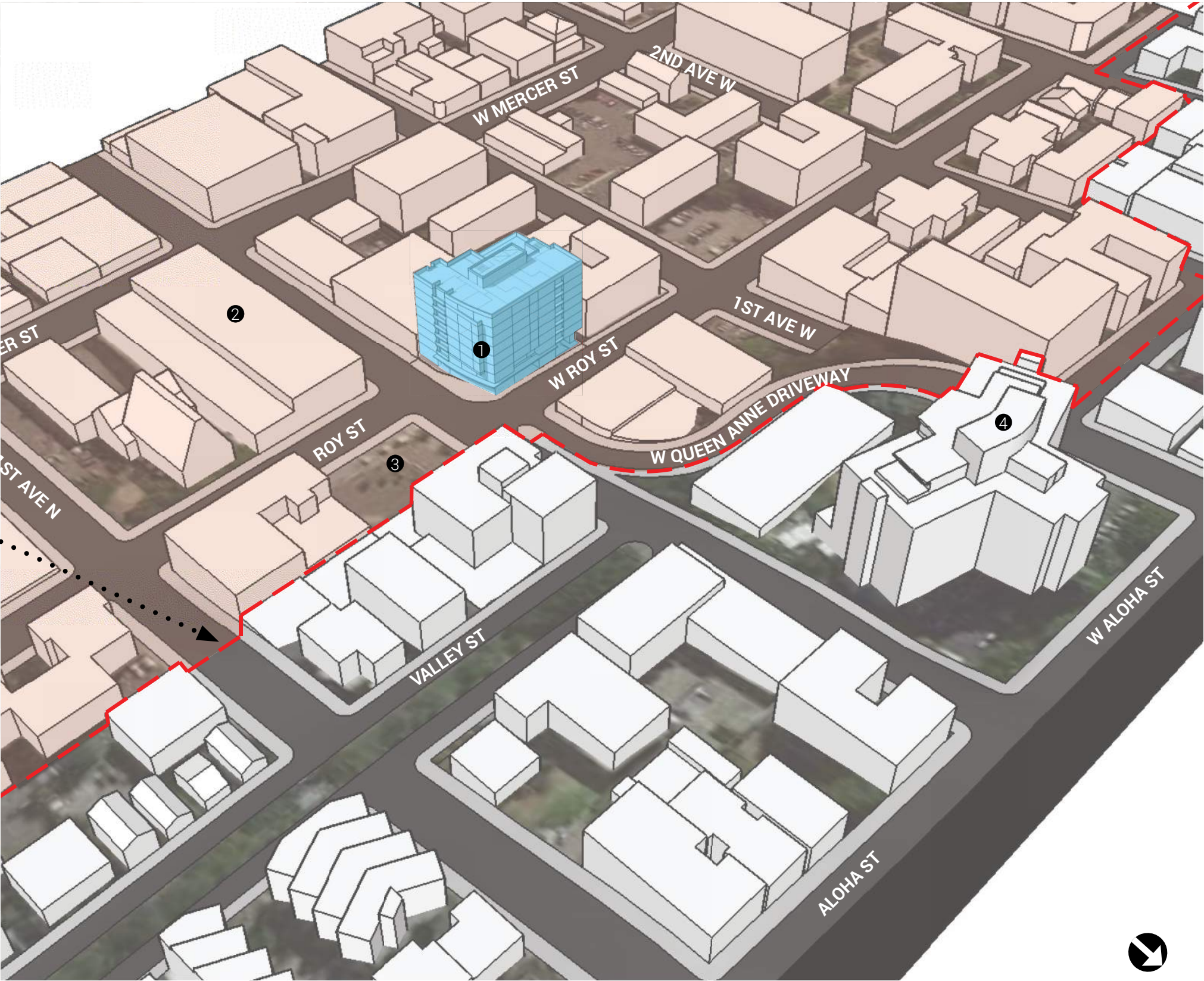
PROJECT INFORMATION

ZONING: NC-3
APN: 3879900425
PROJECT TYPE: Mixed-Use
SITE AREA: 11,070 SF
OVERLAY: Uptown (Urban Village)

- 1 PROJECT SITE: 631 QUEEN ANNE AVE N
- 2 MARQUEEN HOTEL
- 3 COUNTERBALANCE PARK
- 4 THE BAYVIEW

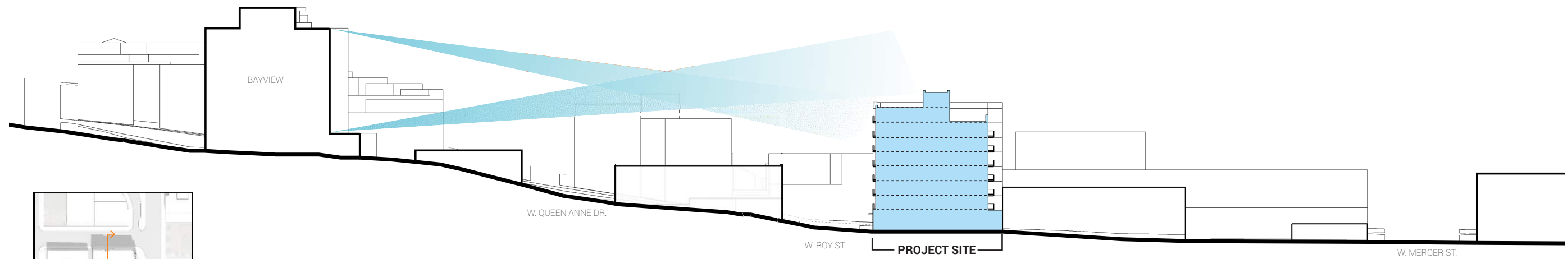
UPTOWN URBAN VILLAGE BOUNDARY

EXISTING BUILDING: MANHATTAN EXPRESS
(to be demolished)

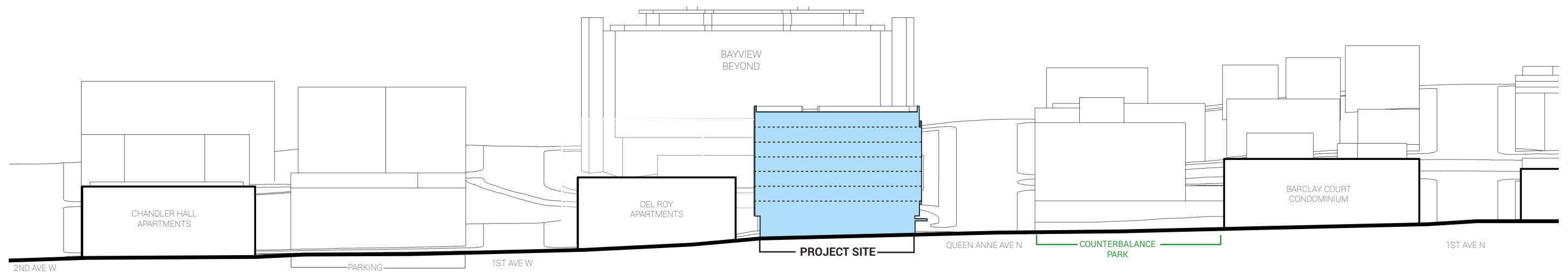


SITE ANALYSIS

EXISTING SITE - SECTION



**NORTH - SOUTH SITE SECTION
(N.T.S.)**



**EAST - WEST SITE SECTION
(N.T.S.)**

SITE ANALYSIS

SURROUNDING SITE CONTEXT INFORMATION

ADDRESS: 631 Queen Avenue North

PARCEL #: 3879900425

EXISTING BUILDING: Retail / Wholesale – Convenience Market

LOT AREA: 11,070 sq. ft. (0.254 Acres)

LOCATION:
The site is located on the northeast corner of the intersection of W Roy Street and Queen Anne Ave N and is 4 blocks northwest of the Seattle Center. This area is considered the vibrant core to the Uptown Neighborhood and is an active node with a focus on pedestrians and transit riders.

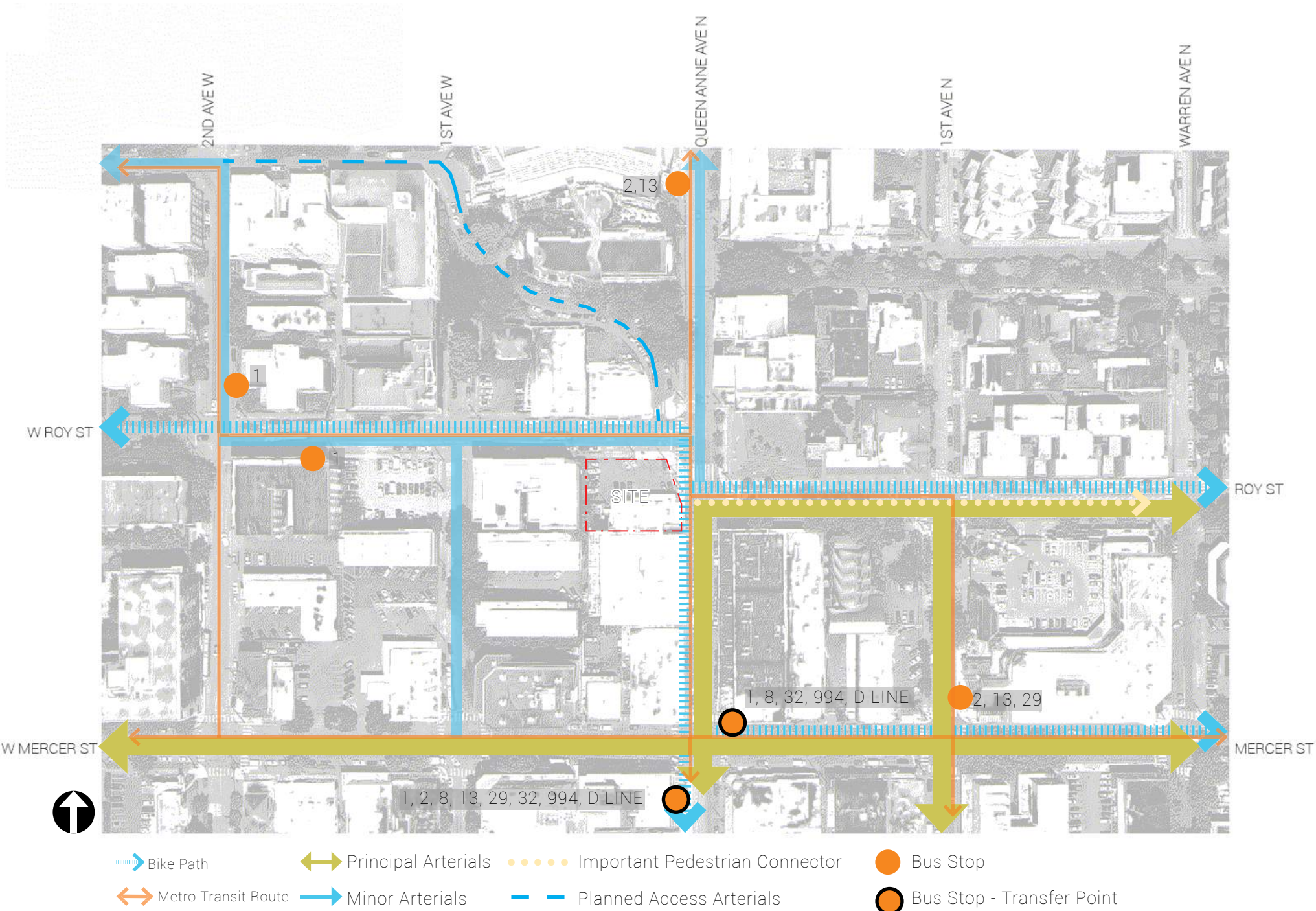
The project site is flanked by traditional 1920’s/30’s era brick and wood structures, the Bungalows Apartments to the south and the Del Roy Apartments to the west. Diagonally across from the northeast corner is Counterbalance Park.

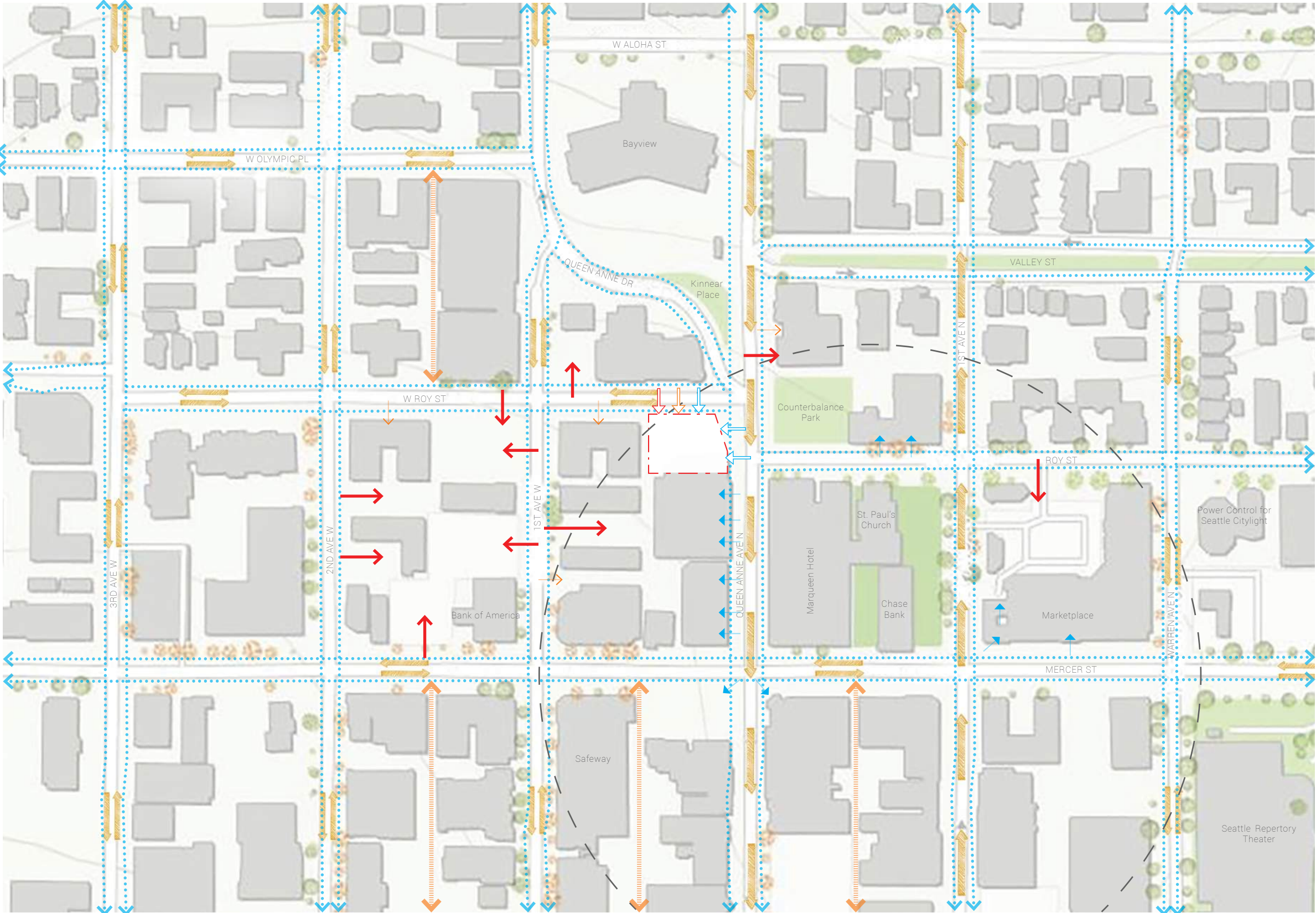
ACCESS OPPORTUNITIES:
The site is located in the Uptown neighborhood in Seattle and a walker’s paradise so daily errands do not require a car. Transit access is very good on nearby streets, 6 Metro Routes and the RapidRide D Line are in the vicinity. Car sharing is available from Zipcar and RelayRides which means transit is convenient for most trips. The site is located at the base of Queen Anne Hill, some bike infrastructure is provided.

The nearby parks include: Counterbalance Park, Kinnear Place Park and Franklin Place.

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Except a portion conveyed to the city of Seattle by DEED recorded under recording No. 710141.





Entries

Retail Entries:

Heart of Uptown areas are encouraged to provide pedestrian friendly environment and streetscapes that promote human interaction on the ground level. Queen Anne Ave N is identified as a Main Street Commercial Corridor in the Uptown Design Guidelines, characterized by a mix of small shops and a pedestrian oriented streetscape.

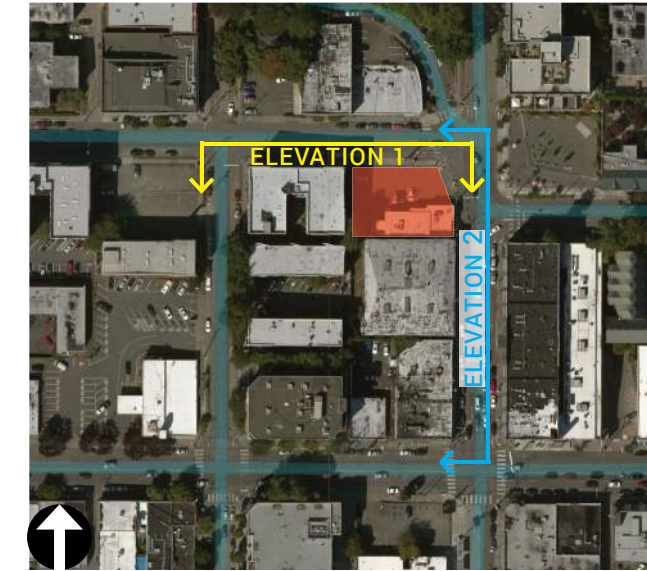
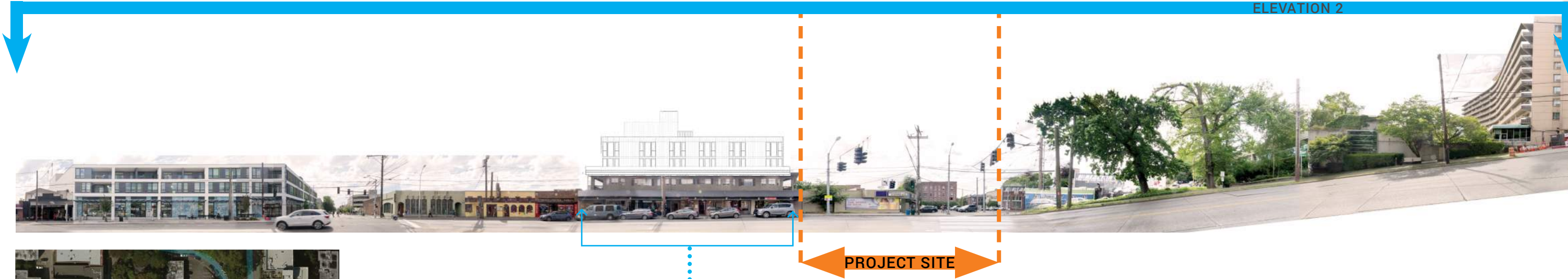
Vehicular and Residential Entries:

Throughout Uptown, especially on a corner lot, providing opportunities for interaction among residents and neighbors is important. Residential and vehicular entries shall also be designed to offer privacy and emphasize personal safety and security for the building occupants.

- Project Site
- Vehicle Route
- Pedestrian Route
- Alley
- Parking Entry
- Commercial/Dining Entry
- Residential Entry
- Preferred Location for Vehicular Entry
- Preferred Location for Commercial Zone/Dining
- Preferred Location for Residential Entry
- Heart of Uptown Character Area

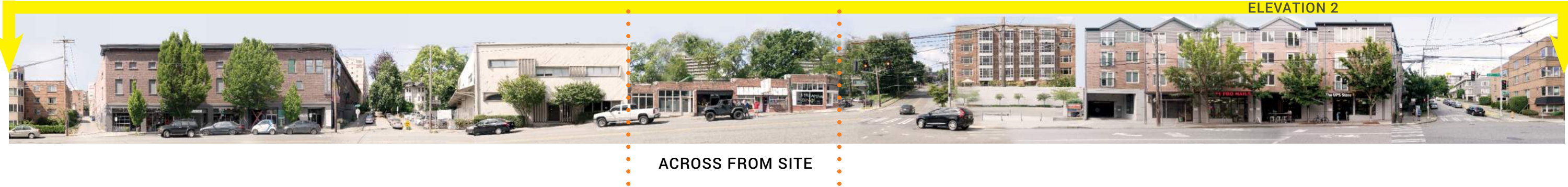
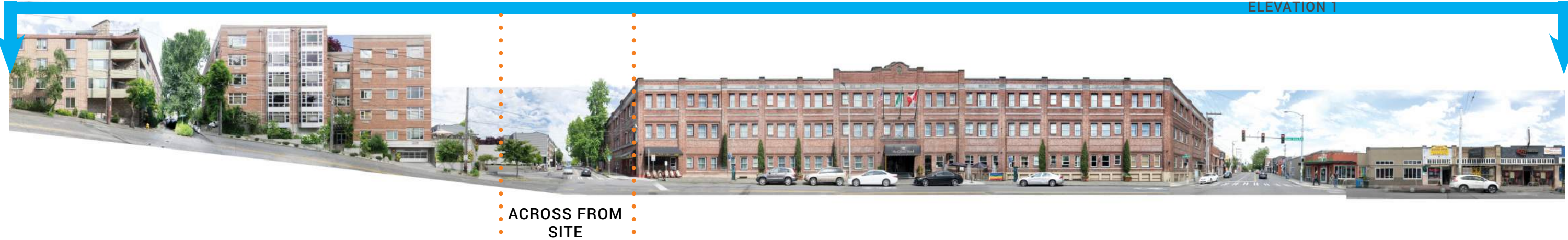
URBAN DESIGN ANALYSIS
STREET ELEVATIONS

NC3P-40
631 Queen Anne Avenue N

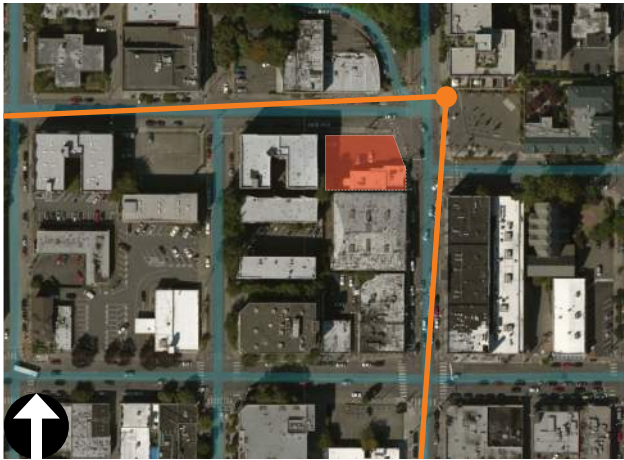


APPROVED RENOVATION/ADDITION
MUP#3026223

NC3P-40
631 Queen Anne Avenue N.



URBAN DESIGN ANALYSIS
SITE PHOTOS



PROJECT SITE
W ROY ST
QUEEN ANNE AVE N



PROJECT SITE
W ROY ST
QUEEN ANNE AVE N



URBAN DESIGN ANALYSIS

DEVELOPMENT DESIGN CONTEXT: EXISTING | PROPOSED BUILDINGS



PROJECT LOCATION KEY



1 11 W MERCER ST / SDCI #3014863
“BOX WITH PUNCHED OPENINGS”
PROGRAM: MIXED USE / 42, 961 SF / 31 PARKING STALLS



2 800 QUEEN ANNE AVE N
“BOX WITH PUNCHED OPENINGS” + “BLOCK AND BAYS”
PROGRAM: APARTMENT / 48 UNITS



3 25 W ROY ST
“BOX WITH PUNCHED OPENINGS”
PROGRAM: APARTMENT



4 600 QUEEN ANNE AVE
“BOX WITH PUNCHED OPENINGS”
PROGRAM: HOTEL / RETAIL



4 306 QUEEN ANNE AVE / SDCI #3013058
"ALTERNATE WITH PUNCHED OPENINGS"
PROGRAM: APARTMENT / 50 UNITS / 3 LIVE-WORK /
11 PARKING STALLS



5 215 1ST AVE N / SDCI #3021477
"BOX WITH PUNCHED OPENINGS" + "BLOCK AND BAYS"
PROGRAM: MIXED USE / 71 UNITS / 2 LIVE-WORK



6 320 QUEEN ANNE AVE N / SDCI #3024089
"BLOCK AND BAYS"
PROGRAM: MIXED USE / 56 UNITS / 3 LIVE-WORK
4 PARKING STALLS

NEIGHBORHOOD DEVELOPMENT

The surrounding architectural design developments are comprised of three aesthetic cues:

**BOX WITH PUNCHED OPENINGS
BLOCKS AND BAYS
ALTERNATE**

Based on the gathered surrounding context, generally the older brick buildings adopted the box with punched windows aesthetic while the newer developments have the block and bays configuration or an alternate aesthetic.

Materials. The committee prefers that the design focus on quality detailing more than specific materials. Texture at the ground plan is important, as is the creative use of modern materials. This building will set a precedent for new development in the neighborhood and it should "fit" well within the neighborhood.



7 300 1ST AVE W / SDCI #3017667, 3018170
"BOX PUNCHED OPENINGS"
PROGRAM: MIXED USE / 168 UNITS / 14 LIVE-WORK /
142 PARKING STALLS



8 100 DENNY WAY / SDCI #3020197
"ALTERNATE WITH BLOCKS AND BAYS"
PROGRAM: MIXED USE / 164 UNITS / 8 LIVE-WORK /
124 PARKING STALLS



9 203 WEST REPUBLICAN ST / SDCI #3020961
"ALTERNATE + WITH PUNCHED OPENINGS "
PROGRAM: MIXED USE / 128 UNITS / 52 PARKING STALLS

URBAN DESIGN ANALYSIS

CHARACTER OF HEART OF UPTOWN



PROJECT LOCATION KEY

NEIGHBORHOOD DEVELOPMENT

Uptown Neighborhood features numerous architectural styles and a mix of older brick buildings with the new and proposed contemporary building materials.

Currently undergoing a wave of new development, properties within the Uptown neighborhood range between 2-6 stories from apartment to mixed use, and small commercial buildings.

- Uptown Park Character Area
- Uptown Urban Character Area
- Heart of Uptown Character Area
- Civic / Institutional
- Neighborhood Gateway Location
- Boundary: Uptown Design Guidelines
- Main Street Commercial Corridor
- Large Scale Commercial Corridor
- Pedestrian Corridor

Source: Uptown Design Guidelines, Revised 2013, Adopted 2009 City of Seattle, dpd



1 COUNTERBALANCE PARK, 700 QUEEN ANNE AVE N

A vibrant landscape of different colors



3 600 QUEEN ANNE AVE N

Some new proposed mixed-used buildings take cues from the 1960s mid-century design



6 528 QUEEN ANNE AVE N

Outdoor open space, a variety of materials, and a mix of older buildings with the new contemporary styles to enhance a continuous flow of pedestrian traffic.



2 119 W ROY ST

Common classic detailing around entrance



3 600 QUEEN ANNE AVE N

Some new proposed mixed-used buildings take cues from the 1960s mid-century design



4 531 QUEEN ANNE AVE N

Outdoor open space, a variety of materials, and a mix of older buildings with the new contemporary styles to enhance a continuous flow of pedestrian traffic.



5 432 QUEEN ANNE AVE N



6 528 QUEEN ANNE AVE N

URBAN DESIGN ANALYSIS
ENVIRONMENTAL ANALYSIS

- SUMMER SOLSTICE: JUNE 21
SUNRISE: 5:12 AM
SUNSET: 9:12 PM
- WINTER SOLSTICE: DEC. 20
SUNRISE: 7:55 AM
SUNSET: 4:21 PM



Seattle Center + Key Arena
Aerial View



Waterfront + Olympic Sculpture Park
Aerial View



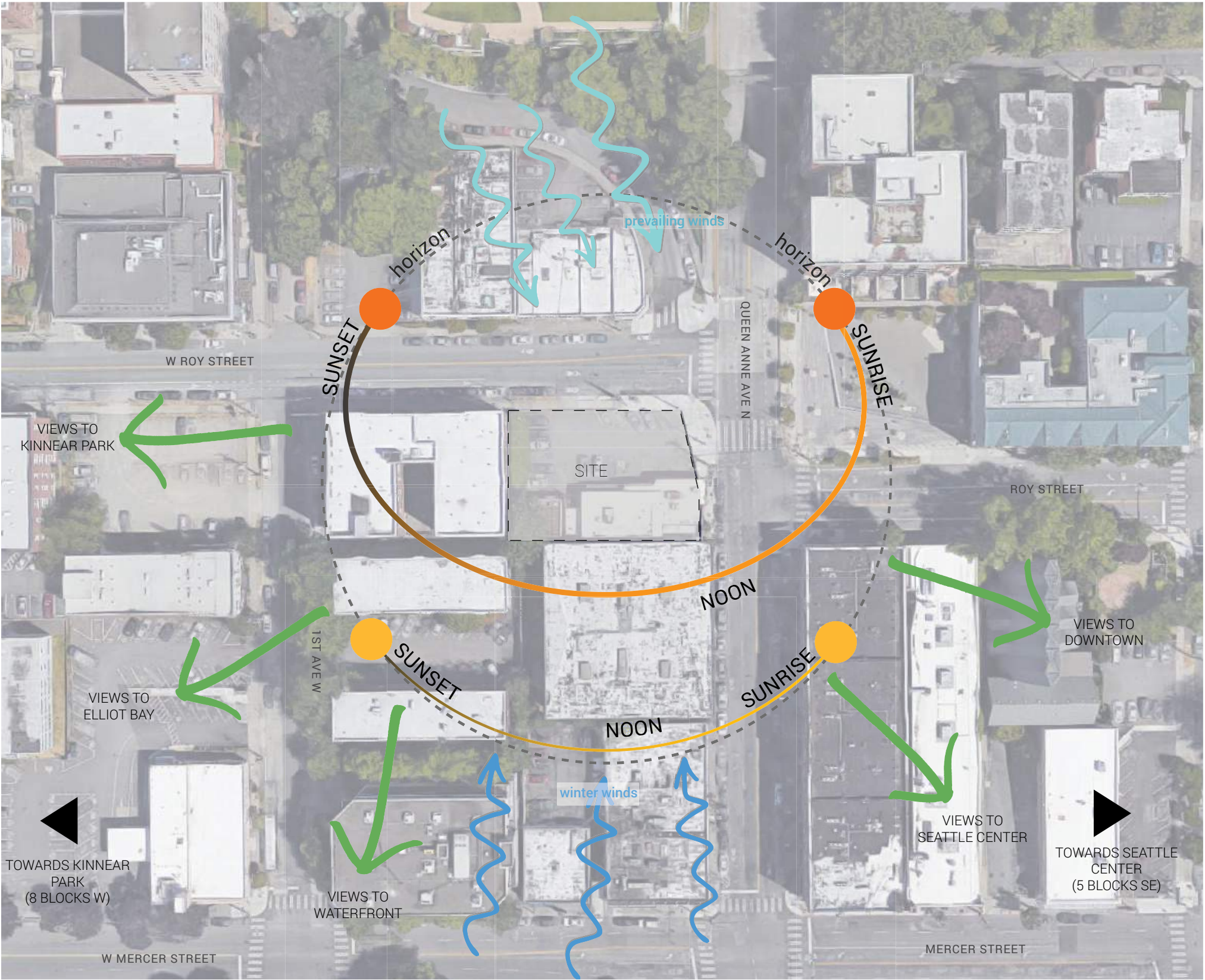
Seattle Downtown + Elliott Bay + Waterfront
Aerial View



Key Arena + Space Needle
Roof Deck View



Kinnear Park
Aerial View



URBAN DESIGN ANALYSIS

SURROUNDING USES

Queen Anne Ave N is identified as a Main Street Commercial Corridor in the Uptown Design Guidelines, characterized by a mix of small shops and a pedestrian oriented streetscape.

The site is located in the heart of the Uptown Neighborhood, an area defined by smaller retail establishments and restaurants as well as some 1920s and 1930s era brick apartment structures, and larger scaled contemporary mixed-use development.

- Community Facilities
- Entertainment
- Retail
- Park
- Mixed Use
- Commercial
- Multi-Family/Apartment
- Single-Family
- Proposed Projects
- Project Site**
- Bar & Restaurant
- Art Gallery
- Market
- Bank
- Surface Parking





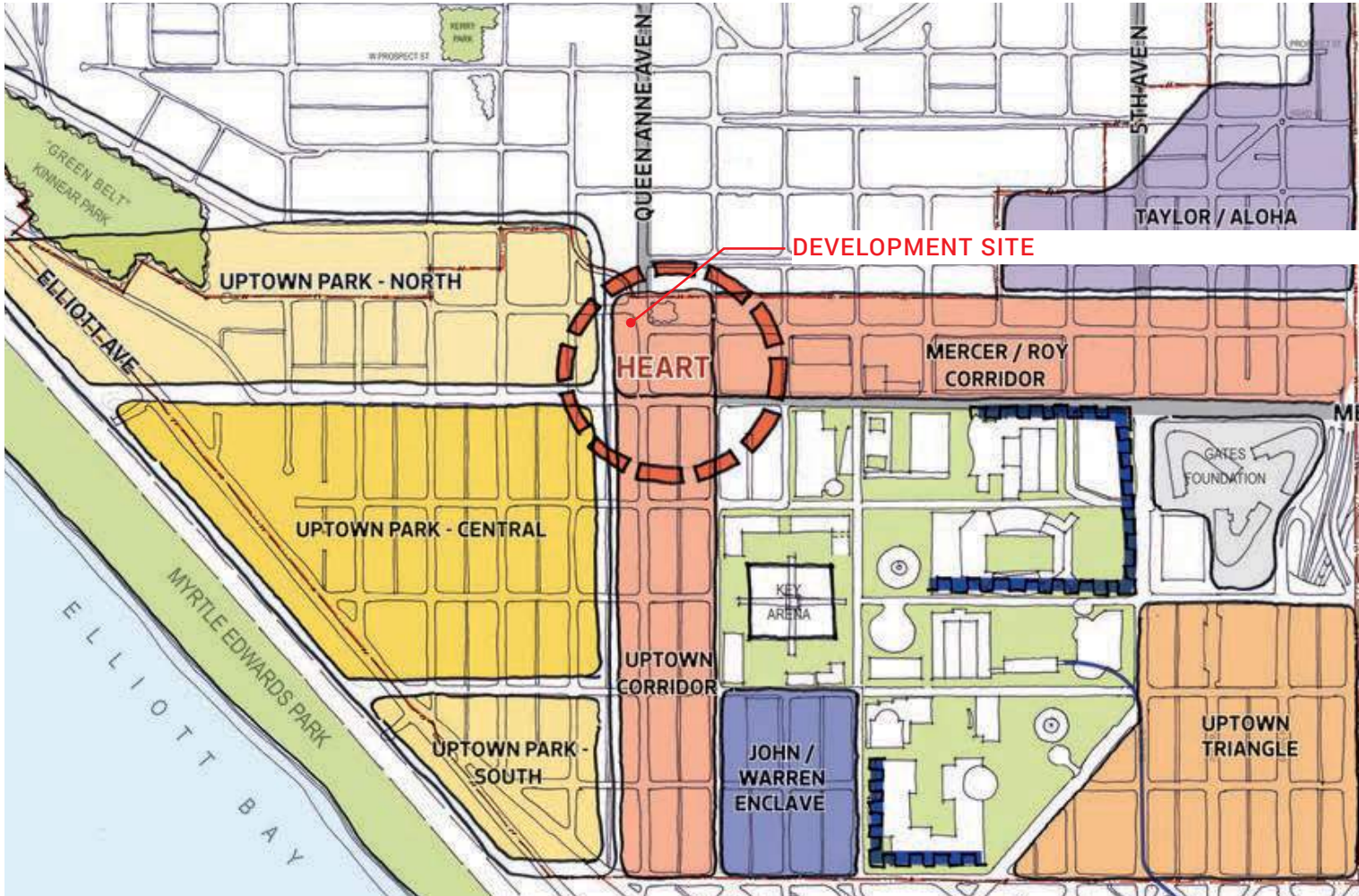
Exhibit 2-1 Uptown Study Area and Adjacent Neighborhoods

- Ballard-Interbay Northend
- Belltown
- Denny Triangle
- South Lake Union
- Upper Queen Anne
- Uptown

Source: Google Earth, BERK Consulting 2016

2.2 DESCRIPTION OF THE STUDY AREA

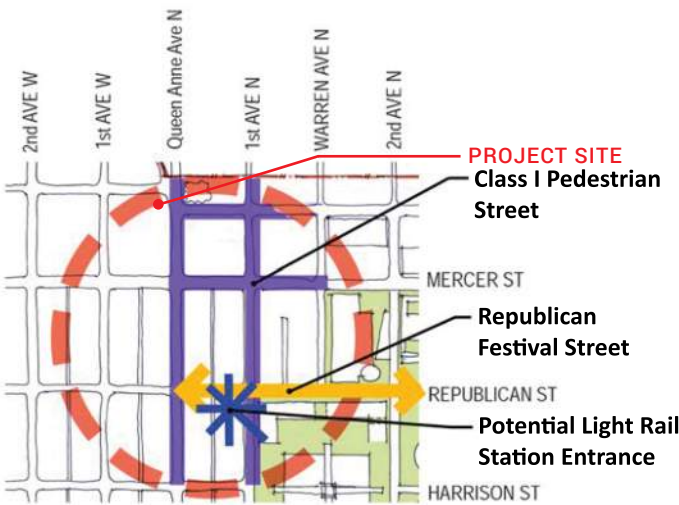
The Uptown Urban Center is approximately 297 gross acres in size and encompasses the Seattle Center. Uptown lies adjacent to the Queen Anne neighborhood to the north, South Lake Union to the east, Belltown to the south, and Ballard-Interbay-Northend (Elliott Avenue) to the west. See Exhibit 2-1.



PROJECT INFORMATION

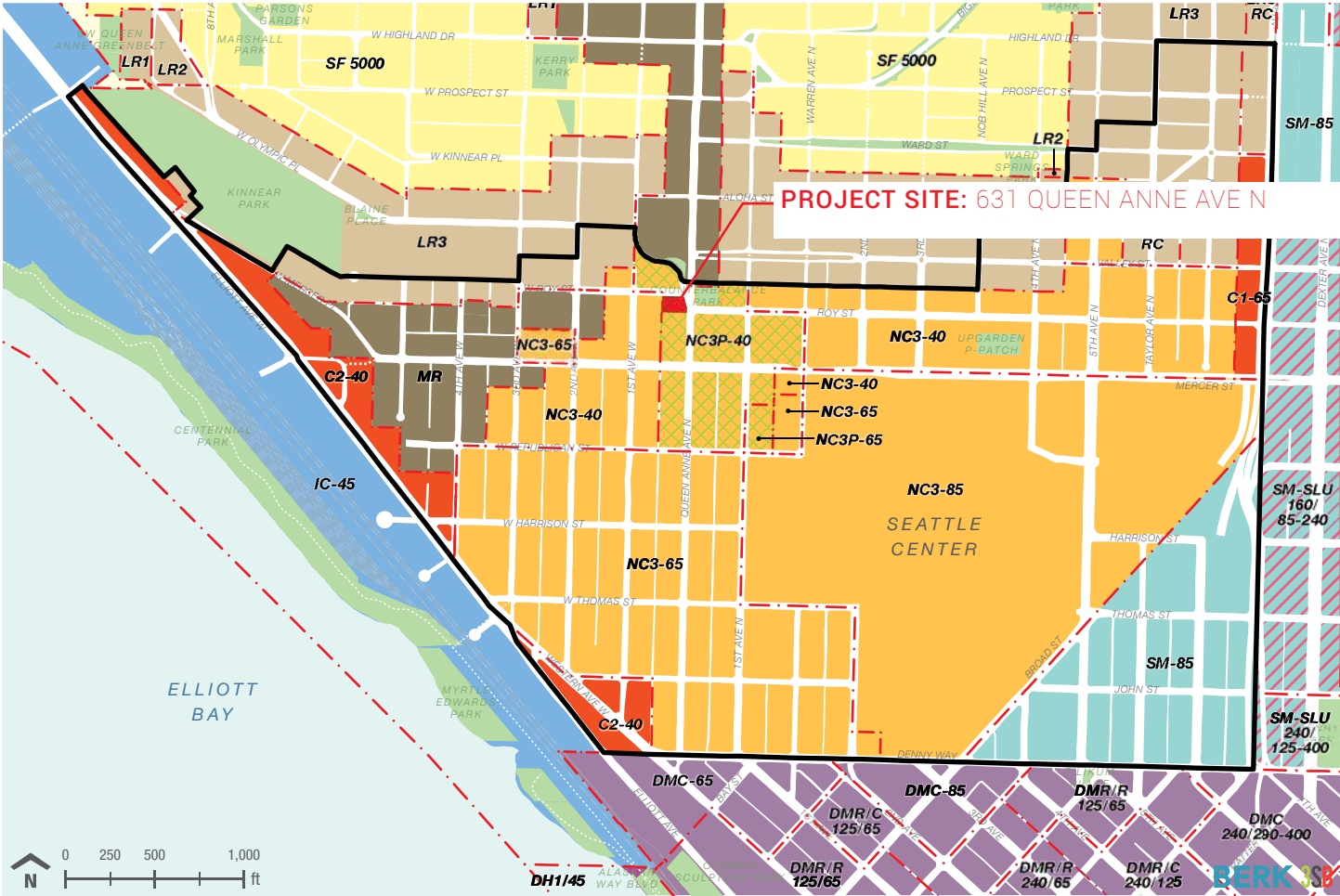
ZONING:	NC-3
APN:	3879900425
PROJECT TYPE:	Mixed-Use
SITE AREA:	11,070 SF
OVERLAY:	Uptown (Urban Village)

Source: Seattle.Gov/, Uptown Directors Report 2017



ZONING DATA

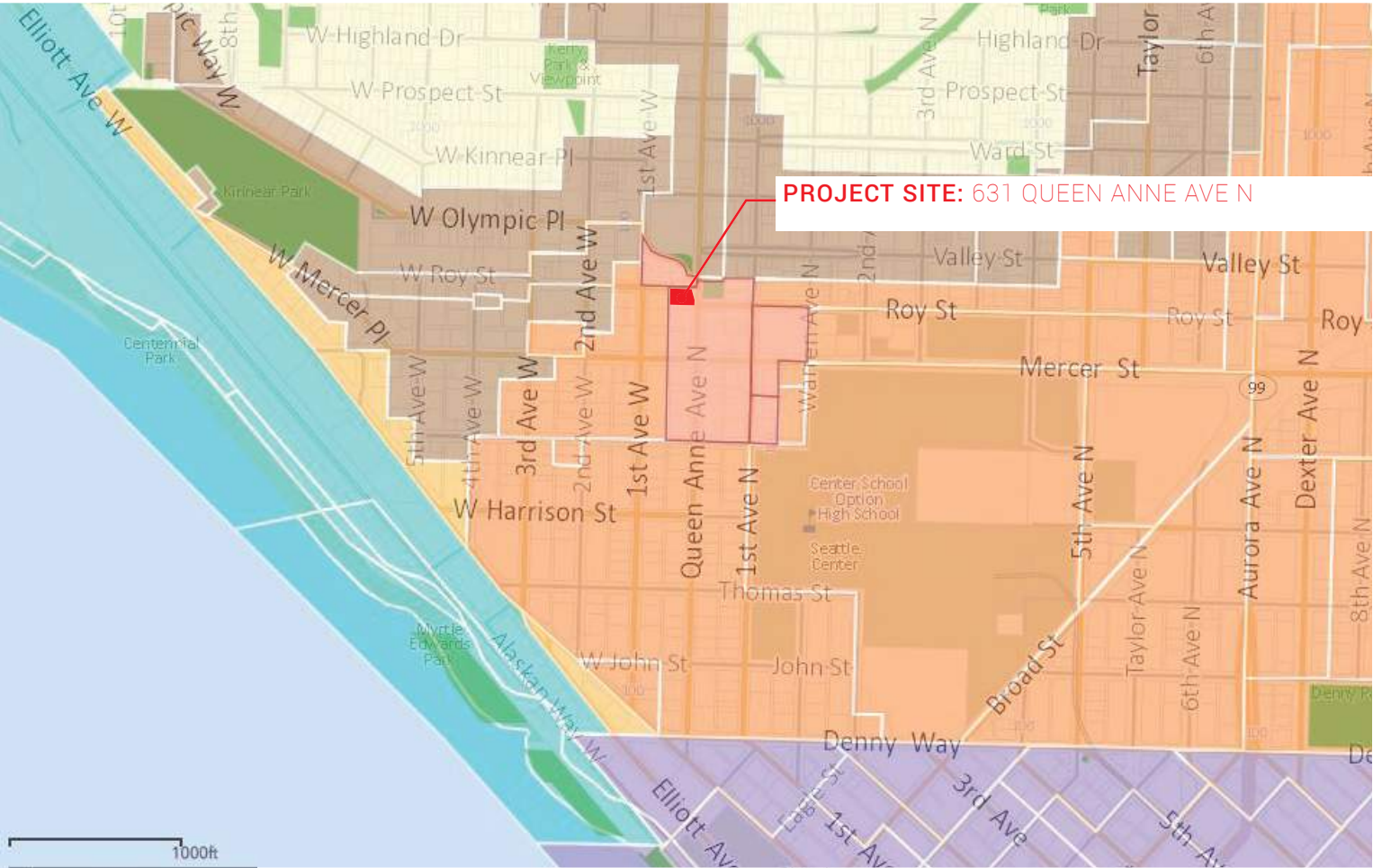
ZONING MAPS



PREVIOUS ZONING MAP

- Uptown Urban Center Boundary
- Current Zoning**
- Incentive Zones
- Pedestrian Areas
- Single Family 5000
- Single Family 9600
- Low-Rise
- Mid-Rise
- Seattle Mixed
- Neighborhood Commercial
- Commercial
- Downtown Harborfront
- Downtown Mixed
- Industrial Commercial

Source: City of Seattle 2016



NEW ZONING MAP

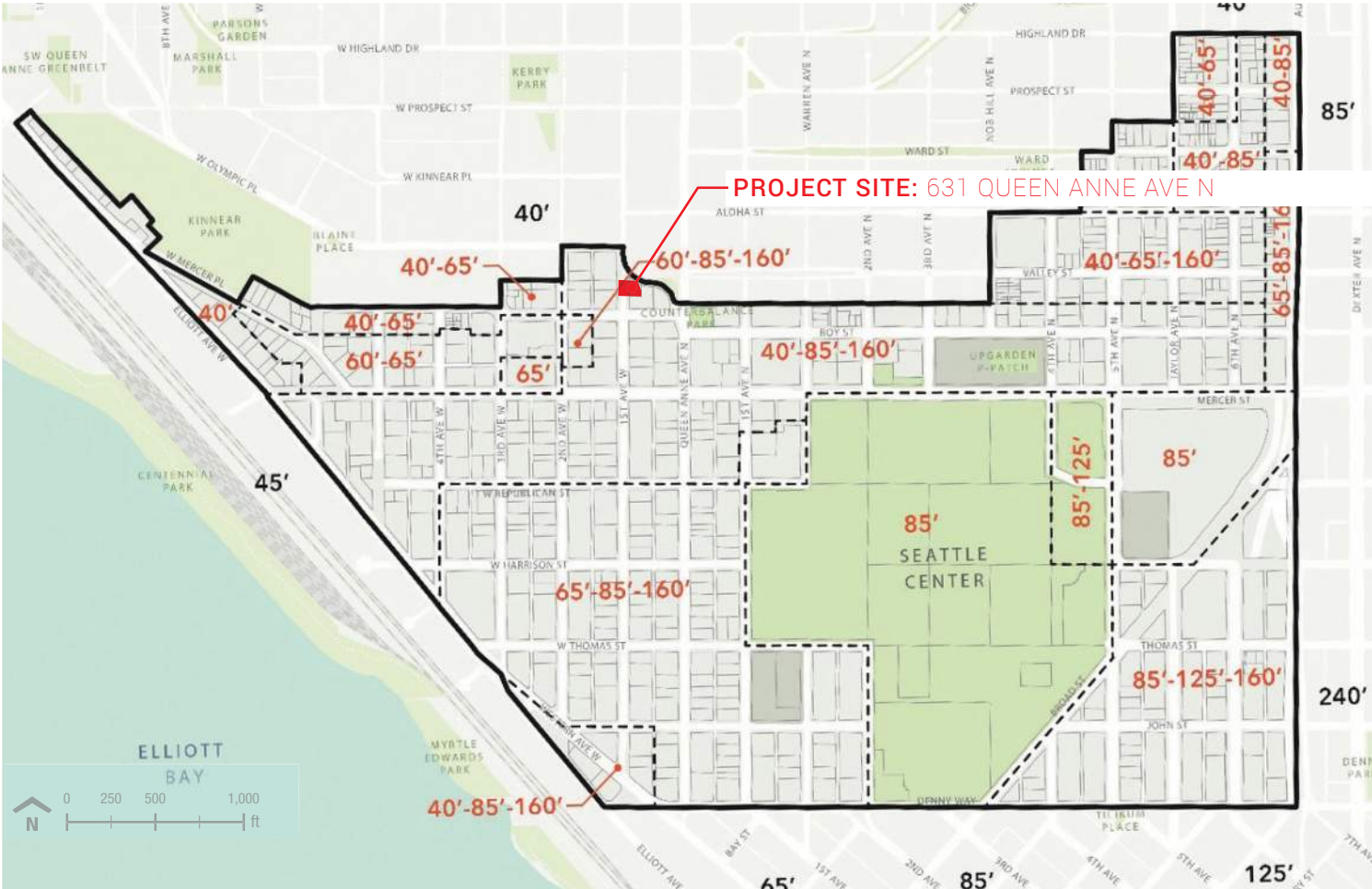
Source: Seattle.Gov/GIS MAPS
(New zoning designation became effective 11/10/2017)

Heart of Uptown and the Uptown Corridor

The heart of Uptown is both a transportation crossroads and the focus of pedestrian and retail activity. Well- served by transit, the Heart of Uptown is how many experience the Uptown Neighborhood – whether it is their destination, or they are passing through or on their way to Seattle Center. Most existing development consists of 2 to 3 story structures with some single story buildings. In addition to being the identifiable neighborhood center of Uptown, this subarea

- Pedestrian "P" Zones**
- Pedestrian Areas
- Zoning**
- Downtown
- Major Institutions
- Manufacturing/Industrial
- Multi-Family
- Neighborhood/Commercial
- Residential/Commercial
- Single Family

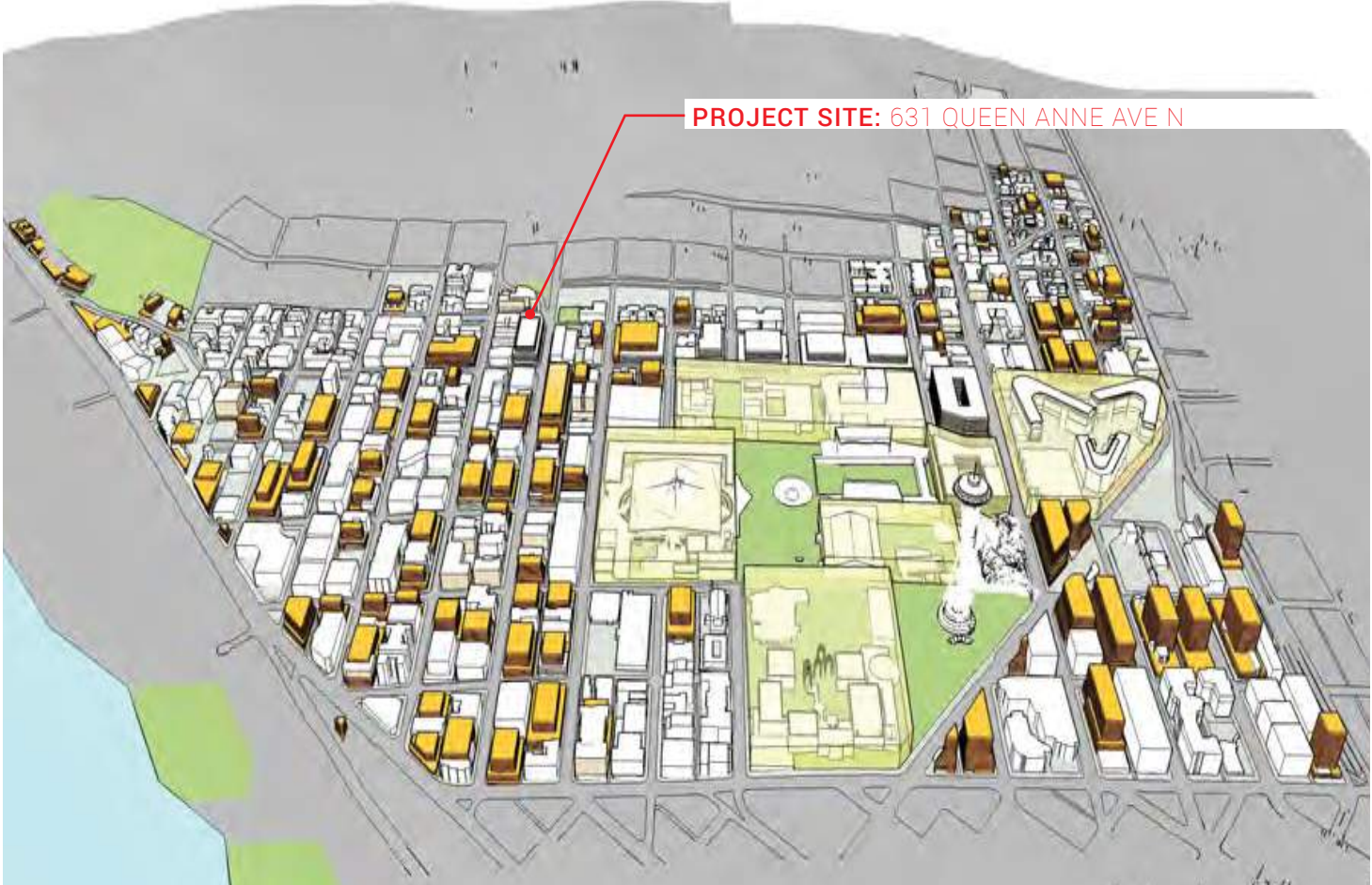
provides the neighborhood with the bulk of goods and services for the residents and workers. The UDF recommends that future development should continue building on its pedestrian character and improve connections to and from Seattle Center. Developers should be encouraged to develop sites to their full potential with a mix of commercial, residential, and cultural spaces.



UPTOWN REZONE 2017

-  Uptown Urban Center Boundary
 Open Space and Recreation
 Seattle Center Management Area
(Non Open Space and Recreation)
- Preferred Alternative Heights**
- Preferred Alternative Height Proposals

Source: Seattle.Gov/, Uptown Directors Report 2017



UPTOWN REZONE 2017

Growth Estimate Scenario (Beige) and Full Buildout (Orange)

SEATTLE DESIGN GUIDELINES (SDG) AND UPTOWN DESIGN GUIDELINES (UDG)

RESPONSES TO DESIGN GUIDELINES

CONTEXT AND SITE

SDGICS1. Natural Systems and Site Features



Use natural systems and features of the site and its surroundings as a starting point for the project design.

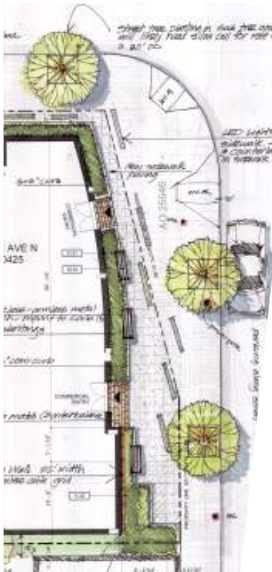
- A. Energy Use
- B. Sunlight and Natural Ventilation

Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

- C. Topography
- D. Plants and Habitat

On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

- E. Water



Landscape feature along Queen Anne Ave.

Response:

The development proposal nests itself within the topography and is within the current zoning. The project responds to the sloping site by locating the garage entry at the lowest point along the Roy Street side and placing the parking below grade. Located on an unusual intersection, the corner facade articulation aims to slow the pedestrian as well as vehicular movements along these paths. Natural elements are utilized to soften the hardscape condition.

SDGUDGCS2. Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- A. Location in the City and Neighborhood
- B. Adjacent Site, Streets, and Open Spaces
- C. Relationship to the Block

Corner Sites: Corner site can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

- D. Height, Bulk, and Scale

Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.

Uptown Supplemental Guidance

- I. Responding to Site Characteristics

In the Uptown Urban and Heart of Uptown character areas, encourage outdoor dining area utilizing sidewalks and area adjacent to sidewalks. Outdoor dining is especially encouraged for sites on block faces with southern exposure.

- II. Streetscape Compatibility

- III. Corner Lots

Corner lots are often desirable location for small publicly-accessible plazas, turrets, clock towers, art and other special features. Design corner retail entries to not disrupt access to residential uses above.

- IV. Height, Bulk and Scale Compatibility

In the Uptown Urban character area larger massing units and less modulation are appropriate, provided they are carefully designed, with quality materials.

Response:

The development proposal nests itself within the topography and is within the current zoning. The project responds to the sloping site by locating the garage entry at the lowest point along the Roy Street side and placing the parking below grade. Located on an unusual intersection, the corner facade articulation aims to slow the pedestrian as well as vehicular movements along these paths.

In the Uptown Urban and Heart of Uptown, corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. The corner area will provide extra space for pedestrians.

SDGUDGCS3. Architectural Context and Character



Contribute to the architectural character of the neighborhood.

- A. Emphasizing Positive Neighborhood Attributes
- B. Local History and Culture

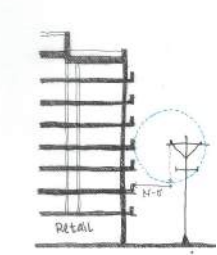
Uptown Supplemental Guidance

- I. Architectural Context

The Uptown Park character area emphasizes the notion of historic continuity - the relationship of built structures over time. This relationship encourages diversity of styles within a coherent whole, reinforcing the key elements of noteworthy buildings.

Response:

The proposed option will incorporate the varying architectural styles of the surrounding neighborhood such as the use of brick in the exterior material palette. The building design complies and reflects the existing, new, and/or modern emerging trends within the Uptown Neighborhood area.



Utility Clearance, Section along Queen Anne Ave. N.

PUBLIC LIFE

SDG UDG | PL1. Connectivity

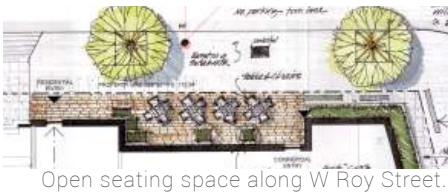


Complement and contribute to the network of open spaces around the site and the connections among them.

A. Network of Open Space

Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. The site outdoor spaces shall be defined through a combination of building and landscaping, promoting both physical and visual connection to the street. Amenities shall reflect the surrounding characteristics of the neighborhood.

- B. Walkways and Connections
- C. Outdoor Uses and Activities



Uptown Supplemental Guidance

I. Streetscape Compatibility

Throughout Uptown developments that respond to outward to the public realm are preferred.

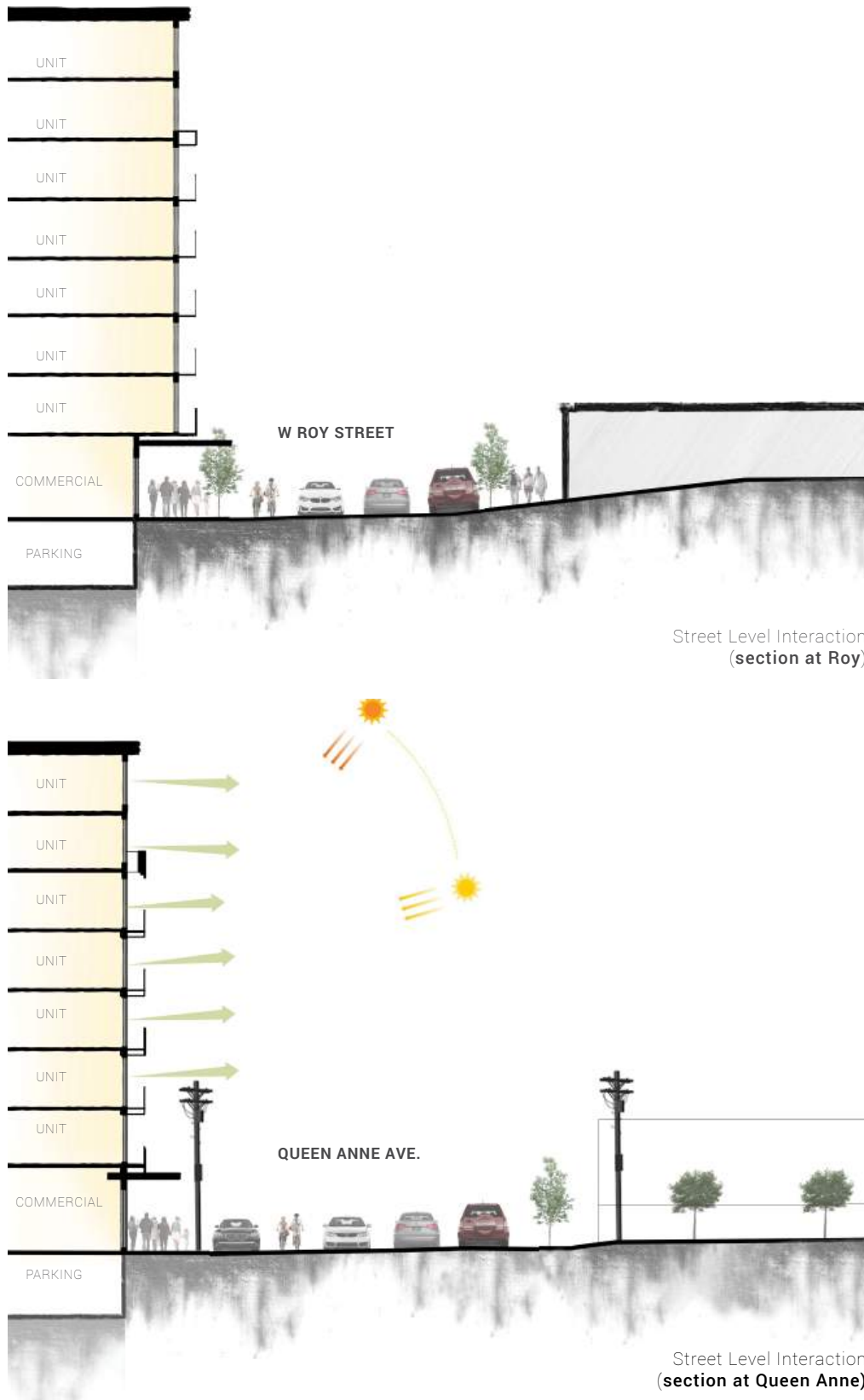
Locate plazas intended for public use at or near grade to promote both a physical and visual connection to the street. Special paving materials, landscaping, and other elements can be used to provide a clear definition between the public and private realms.

II. Landscaping to Reinforce Design Continuity with Adjacent Sites

Within the Uptown Park character area, streetscape improvements should include a consistent landscaped planting strip between the sidewalk and the street as consistent with the historic pattern in the area. New developments may take guidance from the Uptown Park District Landscaped Streets Elements as endorsed by the Uptown Alliance, for the format of streetscape improvements.

Response:

Located within the Heart of Uptown, the development proposal reflects the surrounding architectural context and its design opportunities. The exterior design and overall massing provides opportunities for views to the surroundings including Downtown Seattle, waterfront and Elliott Bay. The orientation was especially critical in order to provide an optimum view for the tenants.



SDG UDG | PL2. Walkability



Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- A. Accessibility
- B. Safety and Security
- C. Weather Protection
- D. Wayfinding

Uptown Supplemental Guidance

I. Entrances Visible from the Street

Throughout Uptown, major entrances to developments should be prominent. The use of distinctive designs with historical references is strongly encouraged. Design, detailing, materials and landscaping may all be employed to this end. Building addresses and names should be located at entrances, tastefully crafted.

II. Pedestrian Open Spaces and Entrances

Throughout Uptown entries should be designed to be pedestrian friendly (via position, scale, architectural detailing, and materials) and should be clearly discernible to the pedestrian.



LED Flushed Lighting

Response:

Weather protection will be provided at the ground level with overhead canopies. The design proposal incorporates LED strip lights embedded flush to sidewalk that mimic LED's used at Counterbalance Park in addition to promoting positive distraction and slow pedestrian-vehicle movement at the major intersection.

SEATTLE DESIGN GUIDELINES (SDG) AND UPTOWN DESIGN GUIDELINES (UDG)

RESPONSES TO DESIGN GUIDELINES

PUBLIC LIFE

SDG | PL3. Street-Level Interaction



Encourage human interaction and activity at the street-level with clear connection to building entries and edges.

- A. Entries
- B. Residential Edges

Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between building as a mean of encouraging interaction. The treatment of the ground level at a human scale by providing a space can influence pedestrian and vehicular movement on the street level.

- C. Retail Edges

Uptown Supplemental Guidance

I. Human Activity

A top priority within the Heart of Uptown character area is to promote active, customer-oriented retail storefronts at street level. The ground floor of building in this character area should help create the most active and vibrant street environment in Uptown. A variety of narrower store-front shops are preferred to wide continuous single storefronts.

II. Transition Between Residence and Street.

Front Setback: Where feasible, new development in the Uptown Park character area should consider landscaping any setback from the sidewalk. Landscaping within a setback should provide a transition from public to private space and define a boundary between these. The use of raised planters within the setback should be encouraged in some location where this would reduce impact to landscaping from foot traffic and sidewalk litter.

Response:

The development proposal seeks to integrate the ground level uses into the public realm, enhancing human activity along the street. The residential entry will be signified and defined by both landscape and hardscape features that will provide a sense of identity and security to the tenants. The preferred design fosters human activity with a proposed outdoor dining area that is visible and directly accessible from the sidewalk. Insets of the commercial program create a distinction from the residential units above while creating an unobstructed open sidewalk in order to promote walkability on the street level.

SDG | PL4. Active Transportation



Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

- A. Entry Locations and Relationships
- B. Planning Ahead for Bicyclists
- C. Planning Ahead for Transit

Uptown Supplemental Guidance

I. Pedestrian Open Spaces and Entrances

Including amenities for transit riders in a building’s design rather than the traditional use of curbside bus shelters generates a safer and more active street. In the Uptown Urban and Heart of Uptown character areas the elimination of curbside bus shelters is encouraged in retail areas as appropriate. These boxy shelters visually obstruct storefront and provide cover for criminal activity. Building designs are encouraged that integrated canopies to accommodate transit riders and nurture stewardship of transit stops and property owners and businesses.

Response:

Located in a bicycle-friendly neighborhood, the development proposal includes a bike storage for the tenants.

DESIGN CONCEPT

SDG | DC1. Project Uses and Activities



Optimize the arrangement of uses and activities on site.

- A. Arrangement of Interior Uses
- B. Vehicular Access and Circulation
- C. Parking and Service Uses

Uptown Supplemental Guidance

I. Parking and Vehicle Access

Throughout Uptown the preferred location for surface parking lots is in the rear of the building or away from or otherwise screened from the street and sidewalk.

II. Blank Walls

Within the Uptown Park character area landscaping (e.g. trellised climbing plants and other urban greenery) is the preferred treatment for walls. Larger wall areas should include landscaped treatments at the wall or between the wall and public rights-of-way, but not in a manner that would create unsafe conditions.

III. Retaining Walls

Throughout Uptown retaining walls should be constructed of materials that will provide substantial pattern and texture.

IV. Design or Parking Lots Near Sidewalks

In the Uptown Urban and Heart of Uptown character areas, at-grade parking lots near sidewalks are strongly discouraged.

V. Visual Impacts of Parking Structures

Throughout Uptown designs that lessen the visibility of parking structures are preferred. Garage and parking structures should, where feasible, incorporate landscaping to reduce their visual impact. Landscaping may include climbing plantings and other landscape means to reduce the impact of larger blank walls. Large open paved driveways and carports are strongly discouraged. Alley access is preferred, if feasible.

Response:

The development proposal entrances will have clear and visible identifications. The residential and commercial entries will be signified and defined by both landscape and hardscape features that will provide a sense of identity and security to the tenants. The preferred design fosters human activity with a proposed outdoor dining area that is visible and directly accessible from the sidewalk. Bicycle storage access is located on the northwest corner, away from the main corner.

SDG | DC2. Architectural Concept



Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. Massing

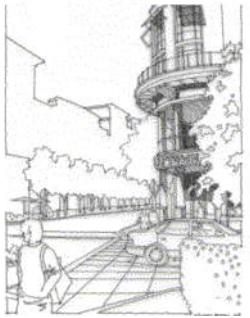
Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

B. Architectural and Facade Composition

C. Secondary Architectural Features

D. Scale and Texture

E. Form and Function



Strong corner massing can function as a visual anchor for a block. (UDG, p.2)

Uptown Supplemental Guidance

I. Architectural Context

The Uptown Park and Heart of Uptown character districts prefer an architecture that emphasizes human scale and quality, detailing and materials, and that remain compatible with the existing community. Generally, the following architectural features are encouraged during the design review process:

- a. Increased architectural detailing;
- b. Individualized storefronts;
- c. Substantial window detailing and recessed windows;
- d. Variation in roofline and additional roofline detailing, honest parapet line with built-up cornice; and
- e. References to historic architectural styles of Worlds-Fair-era Seattle.

II. Architectural Concept and Consistency

III. Human Scale

Throughout Uptown human-scaled architecture is strongly preferred. Proportion should be provided by such components as the detail of windows, doorways, and entries. Appropriate scale and proportion may also be influenced by the selection of building materials.

Response:

Located within the Heart of Uptown, the development proposal reflects the surrounding architectural context and its design opportunities. The exterior design and overall massing provides opportunities for views to the surroundings including Downtown Seattle, waterfront and Elliott Bay. The orientation was especially critical in order to provide an optimum view for the tenants.

SDG | DC3. Open Space Concept



Integrate open space design with the design of the building so that each complements the other.

A. Building-Open Space Relationship

B. Open Space Uses and Activities

C. Design

Uptown Supplemental Guidance

I. Landscaping to Enhance the Building and/or Site

Throughout Uptown, but especially within the Uptown Park character area, landscaping should be substantial and include a variety of textures and colors, to the extent possible. Landscaping should be used to enhance each site, including buildings, setbacks, entrances, open space areas, and to screen parking and other less visually attractive areas. Encourage planted containers at building entries.

Response:

The preferred option incorporates an open outdoor dining that is accessible from Roy Street. The open space is also recessed from the sidewalk to create a semi-private space for the users at the street level. The residential building entry is offset from the outdoor dining space to accentuate the entry and separate the two adjacent building uses.

SDG | DC4. Exterior Elements and Finishes



Use appropriate and high quality elements and finishes for the building and its open spaces.

A. Building Materials

B. Signage

C. Lighting

D. Trees, Landscape and Hardscape Materials

E. Project Assembly and Lifespan

Uptown Supplemental Guidance

I. Architectural Context

in the Uptown Park character area, extensive landscaping, the use of brick and inlaid tile as building materials and designs with an appearance of substance and quality are recommended to promote Uptown Park's desired character.

II. Exterior Finish Materials

Within the Uptown Park and Heart of Uptown character areas, the use of historic looking brick and tile facades are strongly encouraged to create a more consistent, unified, and historic appearance throughout the district. The use of decorative brick facade is consistent historically within the Uptown area, with a strong concentration just north of the district across W. Mercer St. Facade detailing is strongly encouraged and buildings may incorporate both materials to provide a richer finish.

III. Commercial Signage

Throughout Uptown tasteful signs designed for pedestrians (as opposed to passing vehicles) are preferred. Backlit signs, animated reader boards and similar are discouraged. Blade signs, wall-mounted signs, signs below awnings and similar signs are preferred.

IV. Commercial Lighting

Uptown accommodates shopping and eating experiences during the dark hours of the Northwest's late fall, winter, and early spring. Pedestrian area lighting is an important feature of each block in the Uptown Urban character area, and the Heart of Uptown character area.

Response:

The development proposal consists of materials and finishes relevant to the surrounding Uptown Neighborhood character and architectural styles. The simple form and articulation of the facades support the contemporary design aesthetic. In addition to exterior LED lighting, the use of glazing and large storefront windows will help enhance visibility and a sense of security.

MATERIALS SELECTION

PROPOSED PALETTE



PROMINENT CORNER ELEMENT
ALEXAN 100



STRONG CONTRASTING COLORS & LOTS OF GLASS
CLARENDON



STREET-LEVEL TRANSPARENCY
EXPO APARTMENTS

MATERIALITY

The site is on a prominent, visible corner and the visual anchor of a long view-corridor down Roy Street. Therefore it is important to make the building noticable and iconic while still acknowledging the surrounding context. A limited scope of brick, mainly at the base retail level and insets, references the numerous older and modern brick buildings in this section of Queen Anne. Canopies or overhangs should also be employed at the base level to provide protection to the seating areas.

The upper stories can be made of fiber cement panels or similar material to distinguish the building from the surrounds. They should exhibit a strong contrast but not overpowering, so as not to diminish the colorful spectacle of Counterbalance Park and the proposed site landscaping. Black, white and gray tones should be used along with an abundance of glass.



LARGE, STAGGERED WINDOWS
19TH & MERCER, CAPITOL HILL



FIBER CEMENT PANELS
ELAN UPTOWN FLATS

TEAM WORK EXPERIENCE

WORK EXAMPLES BY ARCHITECT AND DEVELOPER



LOFTS AT SECOND AND MAIN



ZEAL LOFTS



BROOKLYN YARD



BRIO LOFTS



ALEXAN CENTRAL PARK



REDMOND SQUARE

PRECEDENT STUDY
DESIGN INSPIRATION



MODERA GLENDALE



MODERA BELMONT



EXPO APARTMENTS ROOF DECK



CUE APARTMENTS



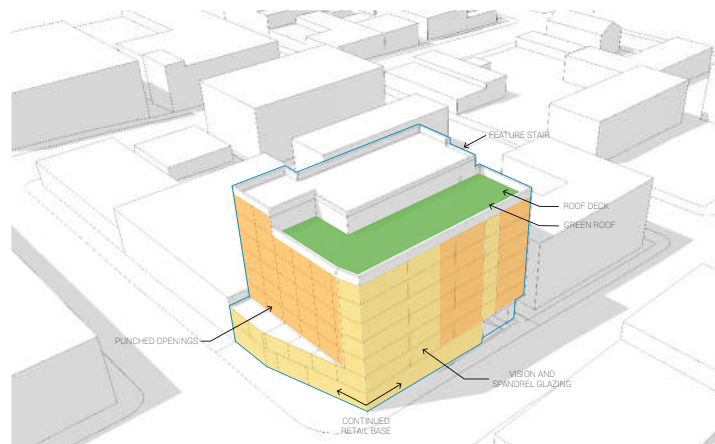
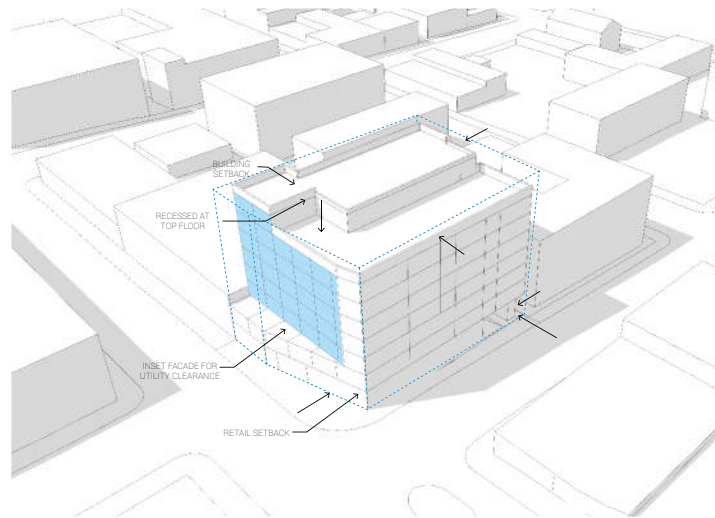
STOCKLAND MERRLANDS



ARCHITECTURAL MASSING CONCEPTS

INTRODUCTION TO MASSING OPTIONS

OPTION 01 - FLUSH COMMERCIAL



FAR: 5.23
GSF TOTAL: 74,727 SF
GFA TOTAL: 57,882 SF
UNITS/PARKING COUNT: 96 units, 20 parking stalls
CODE COMPLIANT

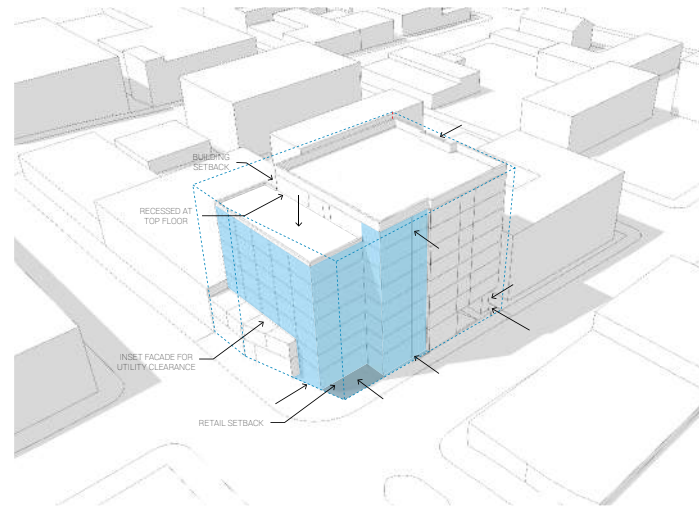
PROS

1. Wider sidewalk along Queen Anne Avenue
2. Scale of the building in context with structures to the north, east, and proposed surrounding projects.
3. Largest commercial space provided.
4. Maximum amount of units.

CONS

1. Does not provide ample exterior public open space.
2. Sub-optimal roof top deck orientation.
3. Apartment entry splits first floor retail.

OPTION 02 - STEPPED MASSING



FAR: 5.25
GSF TOTAL: 73,393 SF
GFA TOTAL: 58,098 SF
UNITS/PARKING COUNT: 93 units, 20 parking stalls
CODE COMPLIANT

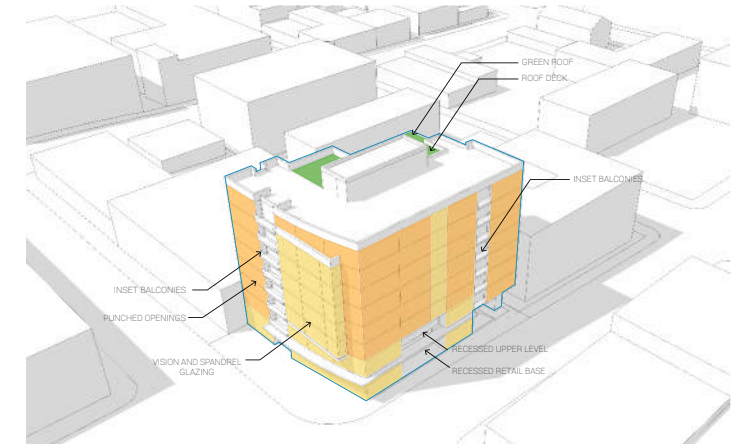
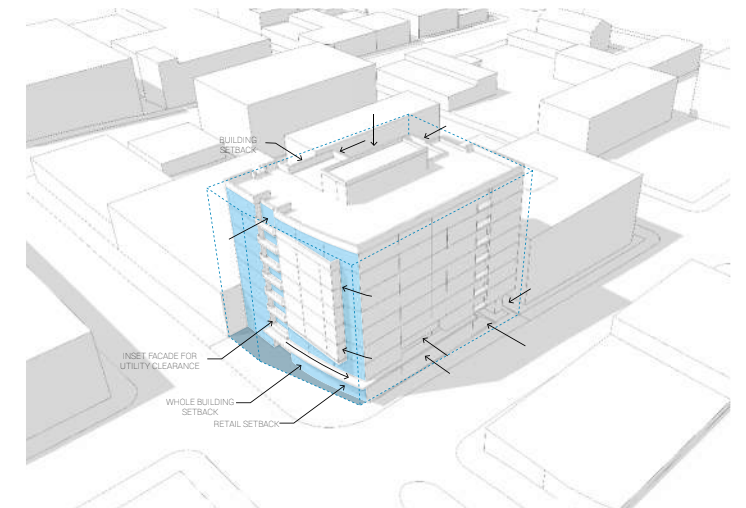
PROS

1. Wider sidewalk along Queen Anne Avenue
2. East wall setback allows for streetscape design
3. Largest commercial space provided
4. Scale of the building in context with structures to the north, east, and proposed surrounding projects

CONS

1. Upper story setbacks to achieve allowable FAR
2. Sub-optimal roof top deck orientation
3. Apartment entry splits first floor retail

OPTION 03 - HINGES - PREFERRED



FAR: 5.24
GSF TOTAL: 73,905 SF
GFA TOTAL: 58,015 SF
UNITS/PARKING COUNT: 95 units, 20 parking stalls
CODE COMPLIANT

PROS

1. Wider sidewalk along Queen Anne Avenue
2. East wall setback allows for streetscape design
3. Upper NE corner balconies provide views to Counterbalance Park
4. Scale of the building in context with structures to the north, east, and proposed surrounding projects
5. Optimizes roof top amenity
6. Parking located at northwest corner away from traffic conflicts to maximize safety

CONS

1. Upper story setbacks to achieve allowable FAR
2. Abrupt massing change on the southeast upper level due to the adjacent property line
3. Limited units at the uppermost floor level

DESIGN PROPOSAL

OPTION 1: FLUSH COMMERCIAL - CONTEXT MASSING

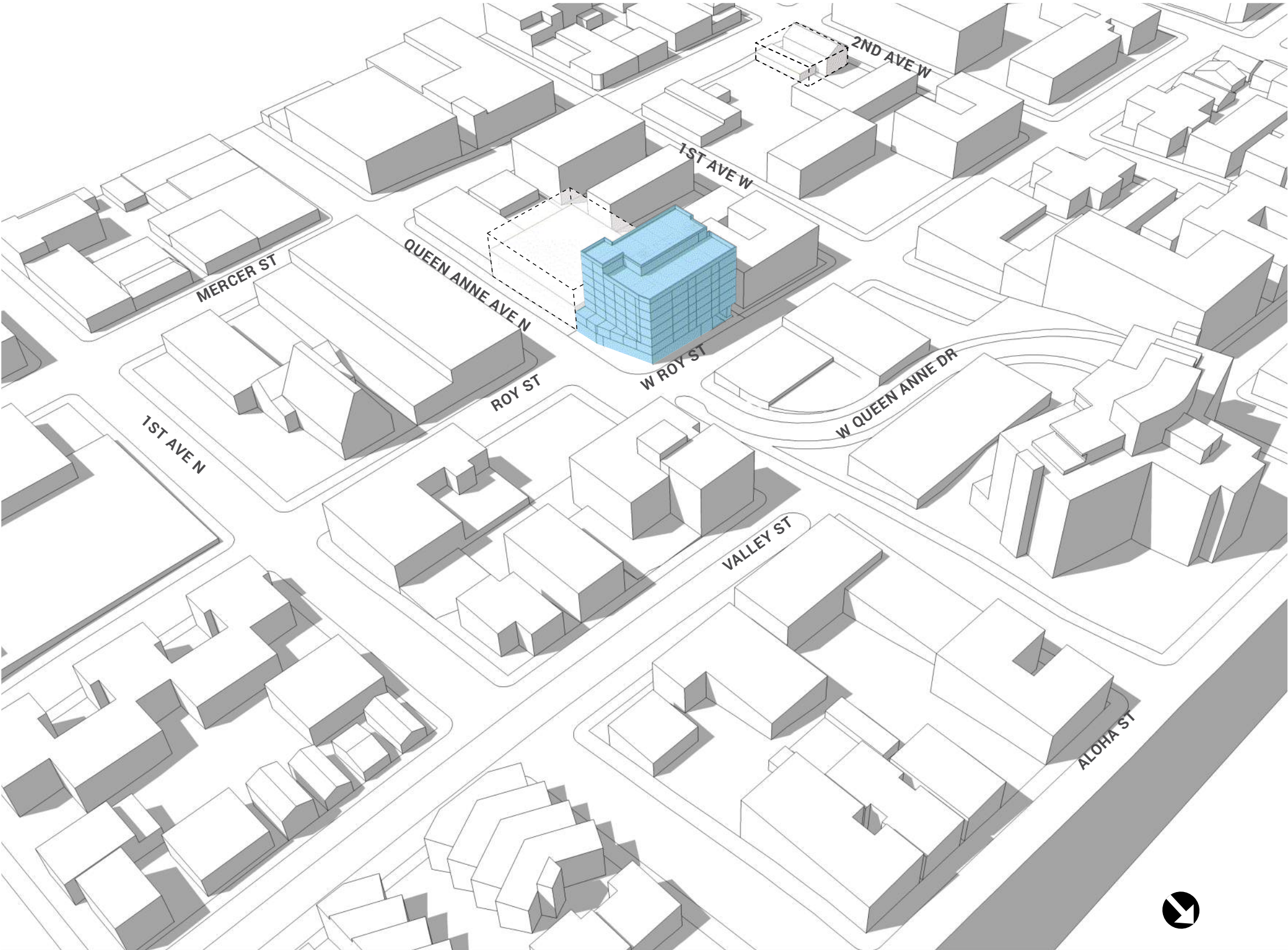
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GSF TOTAL: 74,727 SF
GFA TOTAL: 57,882 SF
UNITS/PARKING COUNT: 96 units, 20 parking stalls
CODE COMPLIANT

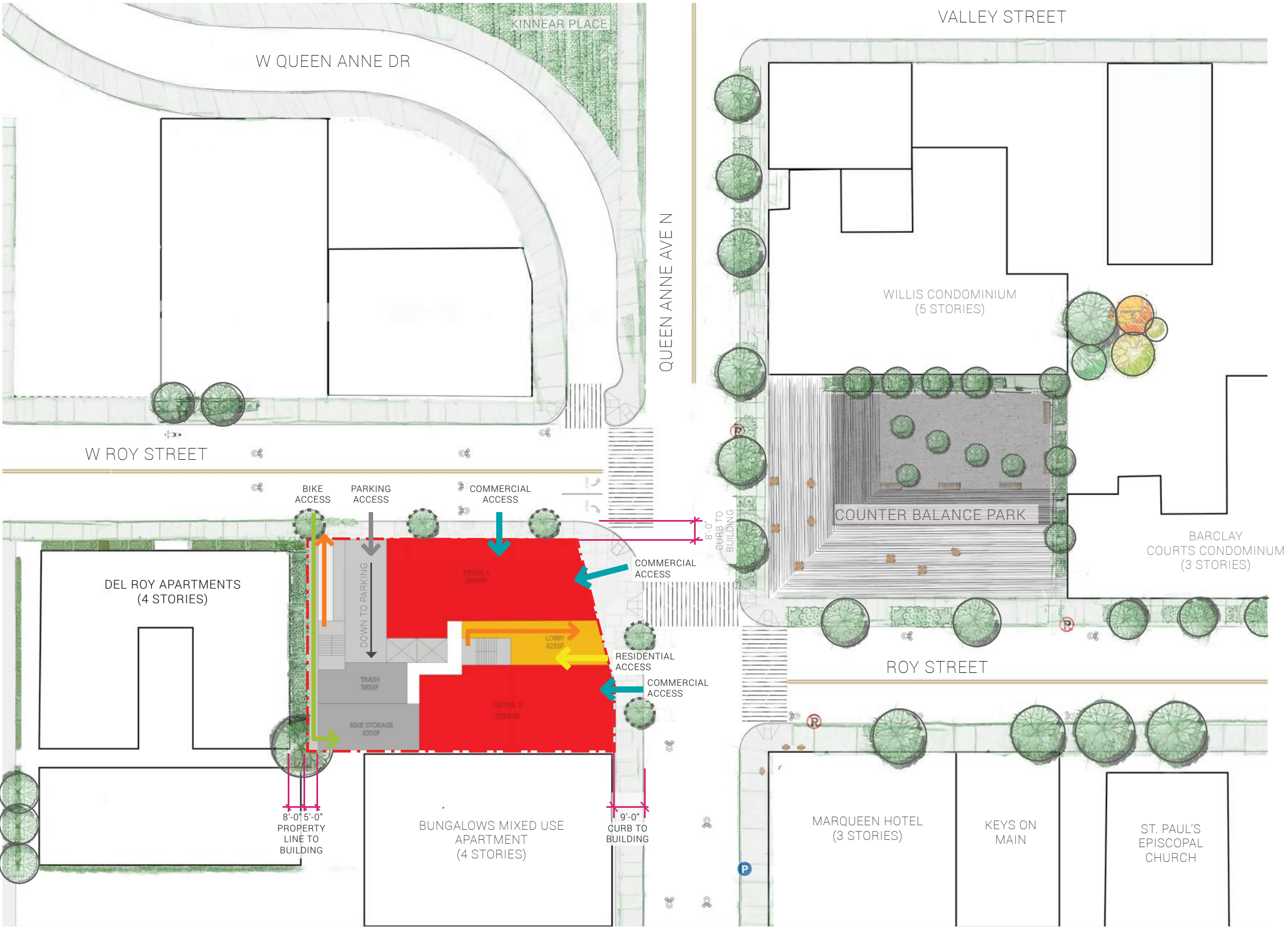
PROS

- 1. Wider sidewalk along Queen Anne Avenue
- 2. Scale of the building in context with structures to the north, east, and proposed surrounding projects.
- 3. Largest commercial space provided.
- 4. Maximum amount of units.

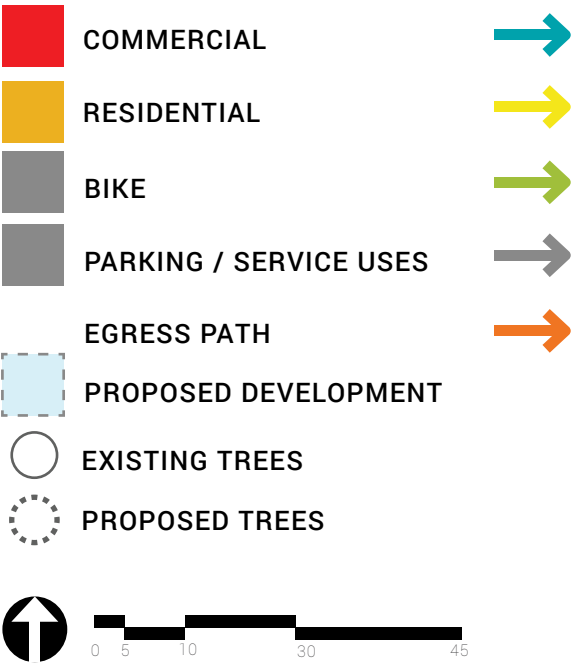
CONS

- 1. Does not provide ample exterior public open space.
- 2. Sub-optimal roof top deck orientation.
- 3. Apartment entry splits first floor retail.





PLAN DIAGRAM LEGEND



DESIGN PROPOSAL

OPTION 1: FLUSH COMMERCIAL - BUILDING DATA

SITE AREA

11,070

Allowable FAR		
SM-UP 85	5.25	58,118

GSF TOTAL	74,727
FAR TOTAL	5.2357,882 ^{1,2}
BASE - B1	11,055 ¹
L1	8,587 ²
L2	8,981
L3	8,376
L4	8,376
L5	8,376
L6	8,376
L7	8,424
L8	4,176
ROOF	-

¹GROUND FLOOR COMMERCIAL AND BASEMENT
AREANOT COUNTED TOWARDS FAR PER SMC
23.48.720.C

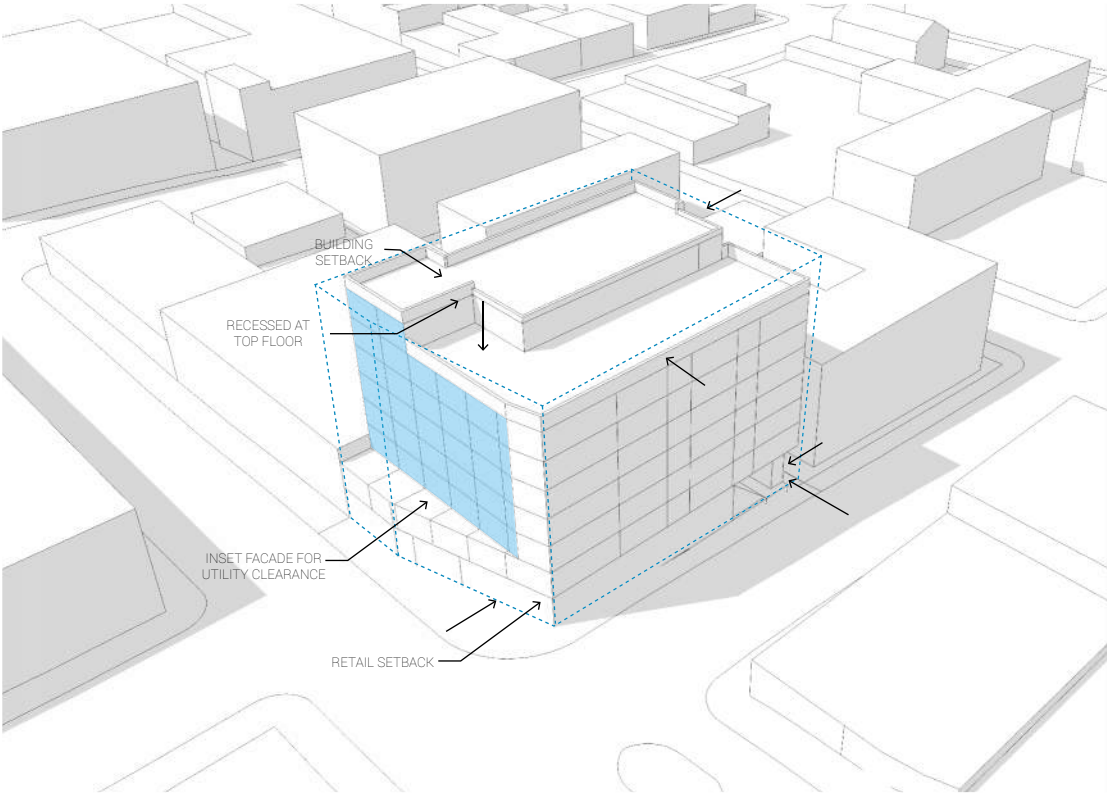
² STREET LEVEL USES IDENTIFIED IN SUBSECTION
23.48.005.D THAT MEET THE DEVELOPMENT
STANDARDS OF SUBSECTION 23.48.040.C ARE EXEMPT
FROM FAR

COMMERCIAL	5,790 ^{1,2}
COMMERCIAL 1	3,005
COMMERCIAL 2	2,785

PARKING	20
Standard	4
Compact	15
Accessible	1
Motorcycle	6

BIKE STORAGE	835
TRASH/MECH.	935
RESIDENTIAL LOBBY	622
RESIDENTIAL STORAGE	910

RESIDENTIAL UNITS	96
STUDIO (350 - 440 sf)	23
OPEN-1 (485-515 sf)	14
1BD (495-570 sf)	45
2BD (700-790 sf)	14



NORTH EAST CORNER, LOOKING SOUTH WEST



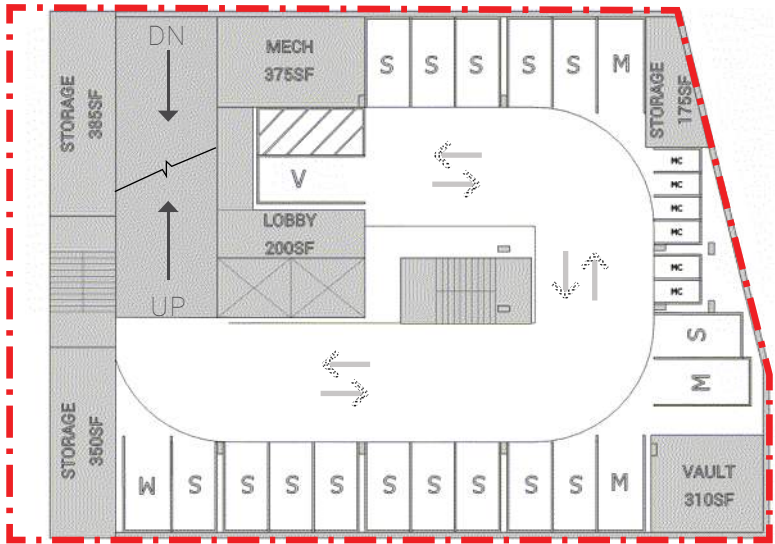
SOUTH WEST CORNER, LOOKING NORTH EAST

DIAGRAM LEGEND

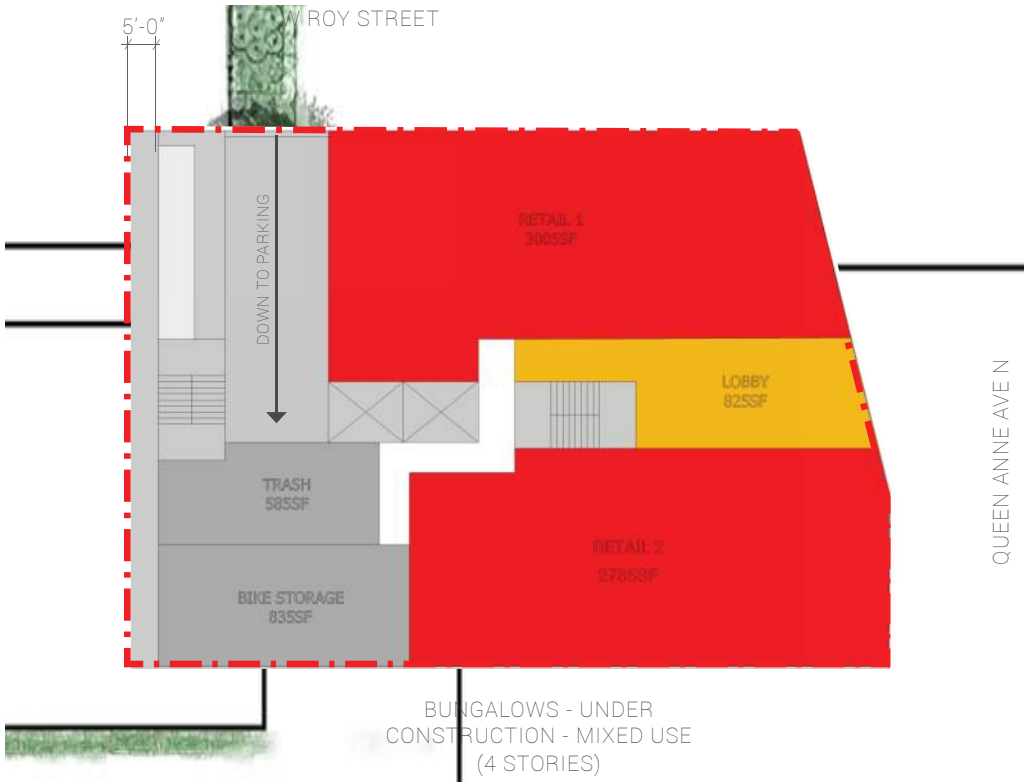
STUDIO	OPEN	1BD	2BD	RETAIL	BUILDING POTENTIAL
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DESIGN PROPOSAL

OPTION 1: FLUSH COMMERCIAL - FLOOR PLANS



BASEMENT PLAN DIAGRAM



GROUND FLOOR PLAN DIAGRAM



LEVEL L2 PLAN DIAGRAM

UNIT MIX

Option 1:	L2	L3	L4	L5	L6	L7	L8	TOTAL	%
STUDIO (350-440 sf)	2	4	4	4	4	4	1	23	24%
OPEN-1 (485-515 sf)	4	2	2	2	2	2	0	14	15%
1BD (495-570 sf)	6	7	7	7	7	7	4	45	47%
2BD (700-790 sf)	3	2	2	2	2	2	1	14	15%
TOTAL UNITS:	15	15	15	15	15	15	6	96	

PLAN DIAGRAM LEGEND

STUDIO	COMMERCIAL
OPEN 1BD UNIT	RESIDENTIAL LOBBY
1BD UNIT	PARKING / SERVICE USES
2BD UNIT	



LEVEL L3 - L7 PLAN DIAGRAM



LEVEL ROOF PLAN DIAGRAM

DESIGN PROPOSAL

OPTION 1: FLUSH COMMERCIAL - SUN / SHADOW ANALYSIS

Building Shadow Outline

New Shadows

WINTER SOLSTICE - DECEMBER

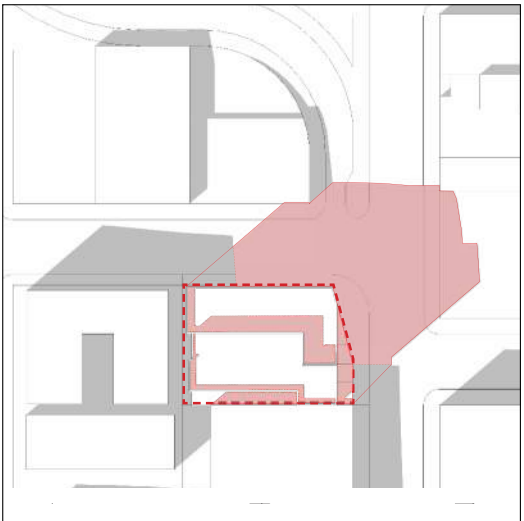
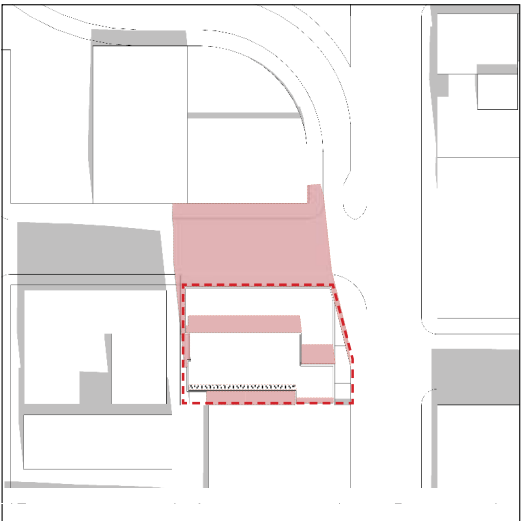
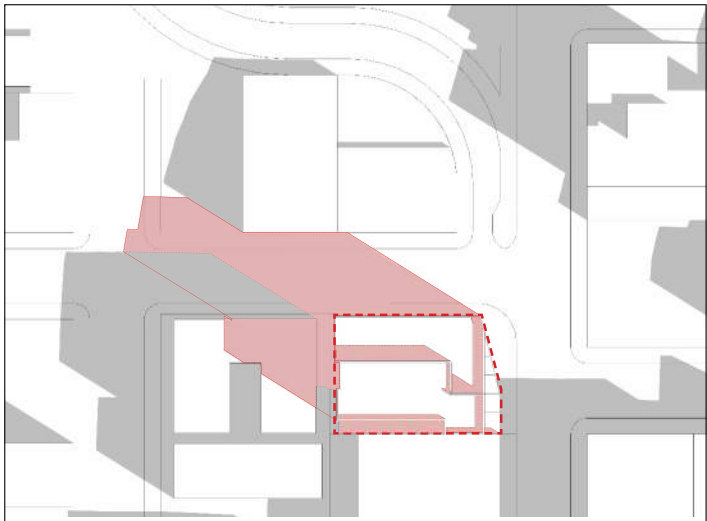
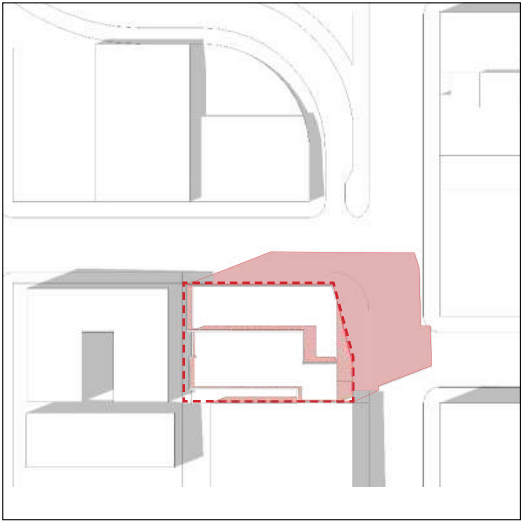
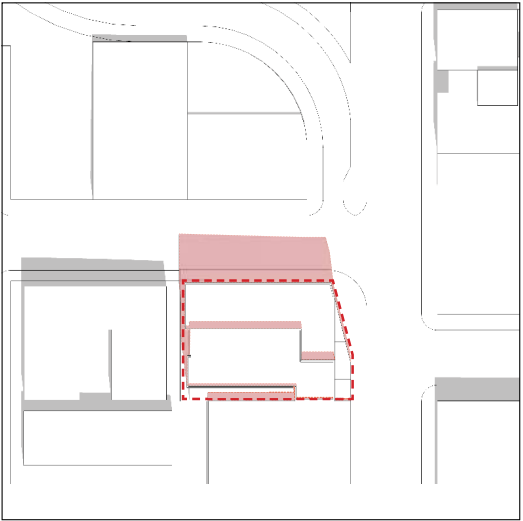
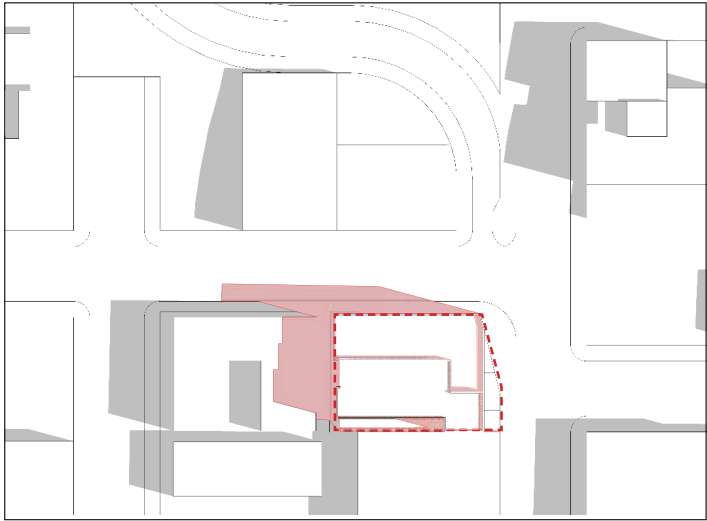
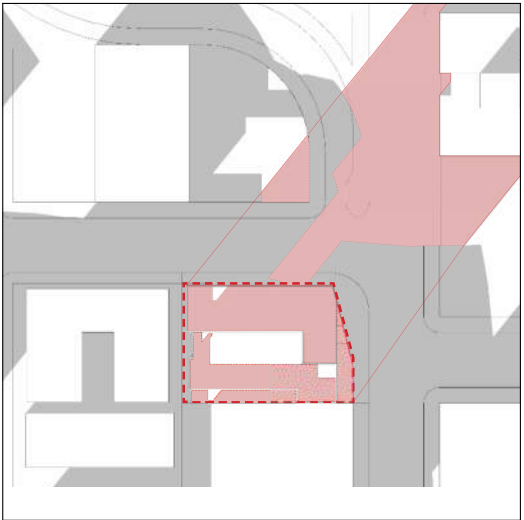
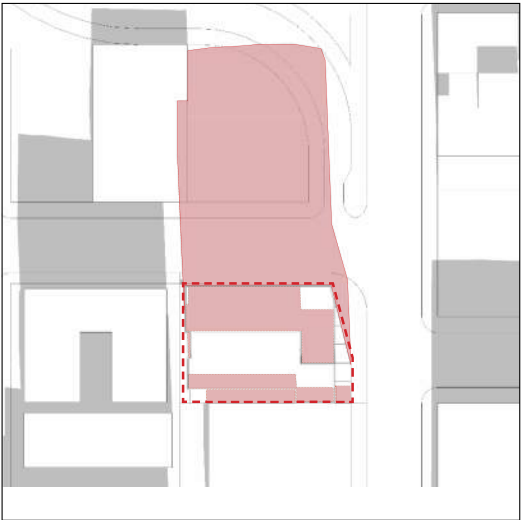
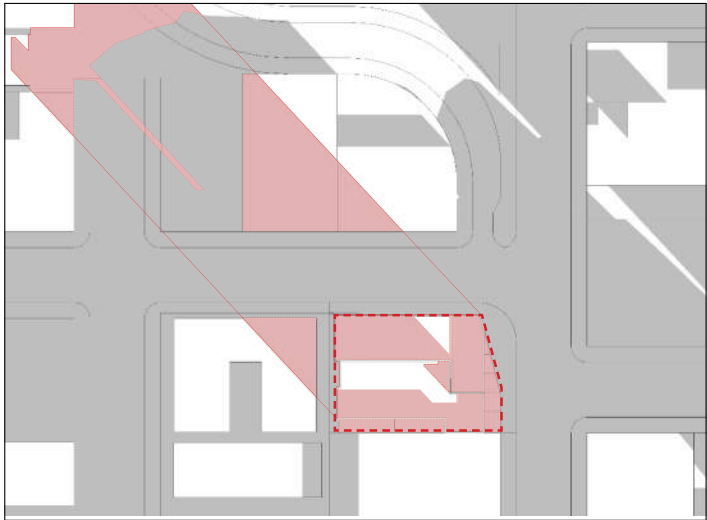
SUMMER SOLSTICE - JUNE

EQUINOX - MARCH

9AM

NOON

3PM



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DESIGN PROPOSAL

OPTION 2: STEPPED - CONTEXT MASSING

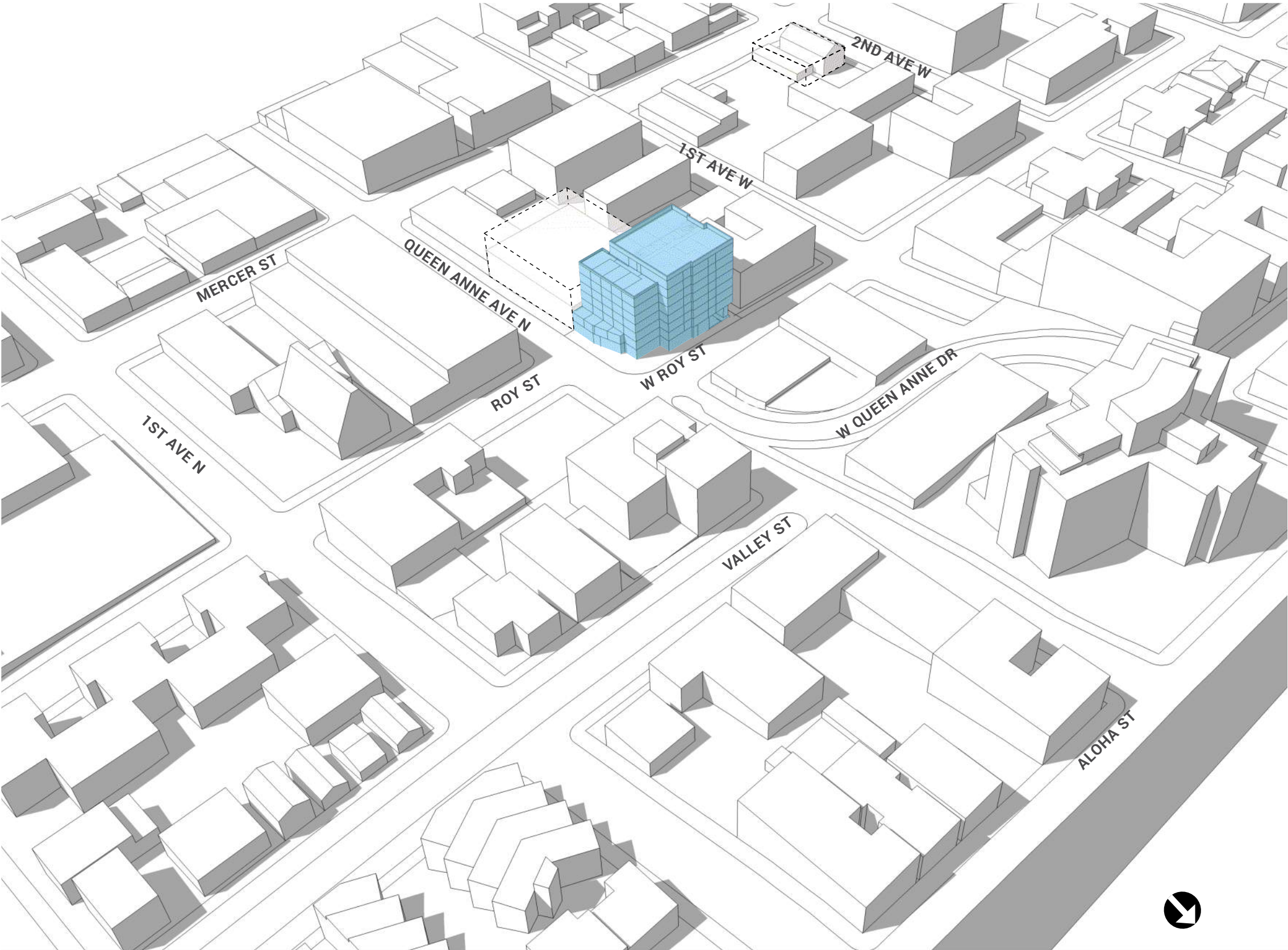
FAR: 5.25
GSF TOTAL: 73,393 SF
GFA TOTAL: 58,098 SF
UNITS/PARKING COUNT: 93 units, 20 parking stalls
CODE COMPLIANT

PROS

- 1. Wider sidewalk along Queen Anne Avenue
- 2. East wall setback allows for streetscape design
- 3. Largest commercial space provided
- 4. Scale of the building in context with structures to the north, east, and proposed surrounding projects

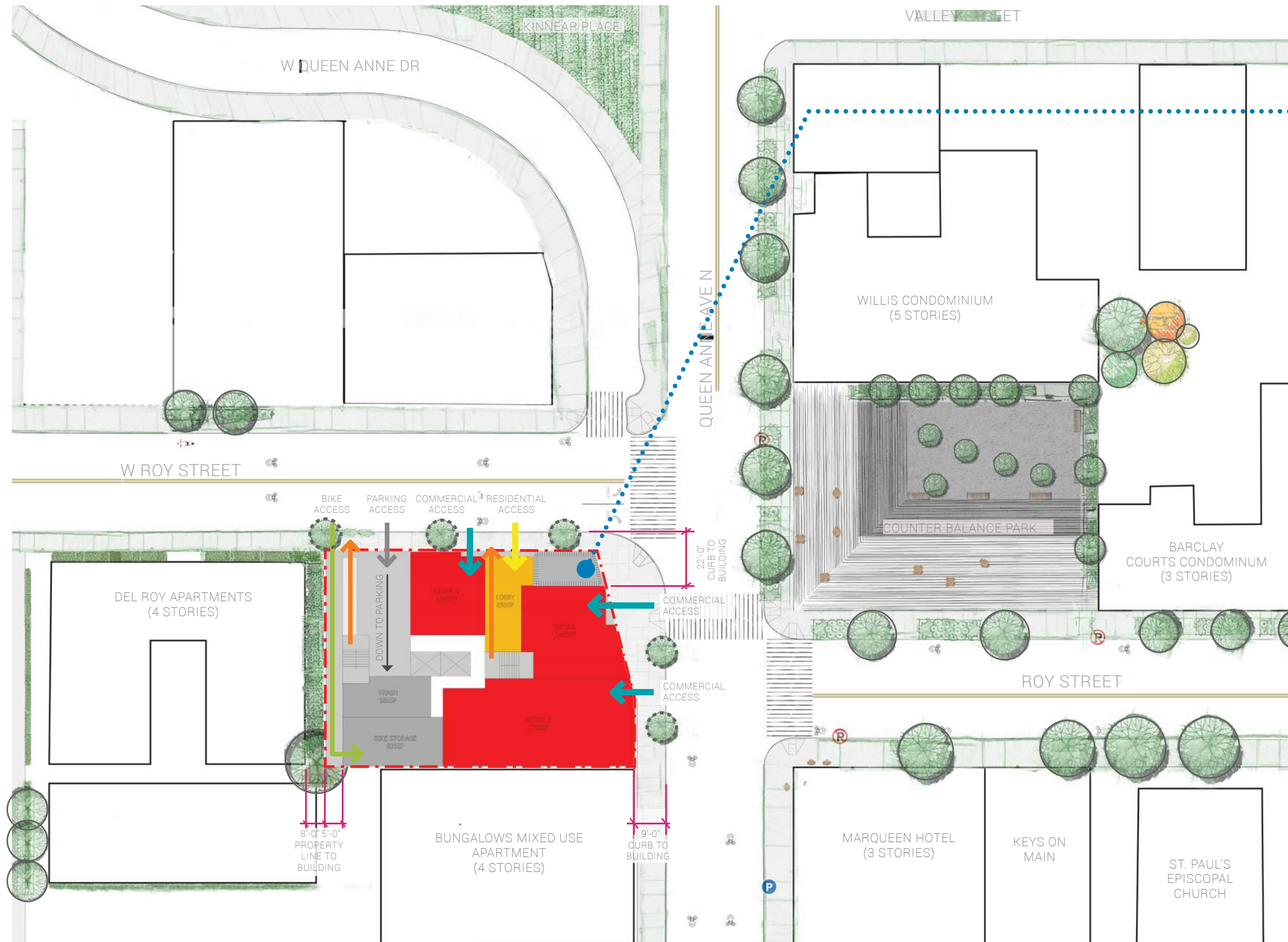
CONS

- 1. Upper story setbacks to achieve allowable FAR.
- 2. Sub-optimal roof deck orientation.
- 3. Apartment entry splits first floor retail.



DESIGN PROPOSAL

OPTION 2: STEPPED - SITE PLAN



OUTDOOR SEATING
Outdoor seating provided at the corner of W Roy Street and Queen Anne Ave N will create vibrant space and encourage pedestrian interaction between this project and Counterbalance Park.

PLAN DIAGRAM LEGEND



DESIGN PROPOSAL

OPTION 2: STEPPED - BUILDING DATA

SITE AREA

11,070

SM-UP 85	5.25	58,118
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GSF TOTAL

73,393

FAR TOTAL	5.25	58,098
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BASE - B1

11,055

L1

8,098

L2

8,496

L3

7,930

L4

7,930

L5

8,012

L6

8,012

L7

8,012

L8

5,848

ROOF

¹GROUND FLOOR COMMERCIAL AND BASEMENT
AREANOT COUNTED TOWARDS FAR PER SMC
23.48.720.C

² STREET LEVEL USES IDENTIFIED IN SUBSECTION
23.48.005.D THAT MEET THE DEVELOPMENT
STANDARDS OF SUBSECTION 23.48.040.C ARE EXEMPT
FROM FAR

COMMERCIAL	4,240
------------	-------

COMMERCIAL 1

1,455

COMMERCIAL 2

2,785

PARKING	20
---------	----

Standard

4

Compact

15

Accessible

1

Motorcycle

6

BIKE STORAGE

835

TRASH/MECH.

935

RESIDENTIAL LOBBY

590

RESIDENTIAL STORAGE

910

RESIDENTIAL UNITS	93
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STUDIO (350 - 380 sf)

18

OPEN-1 (485-515 sf)

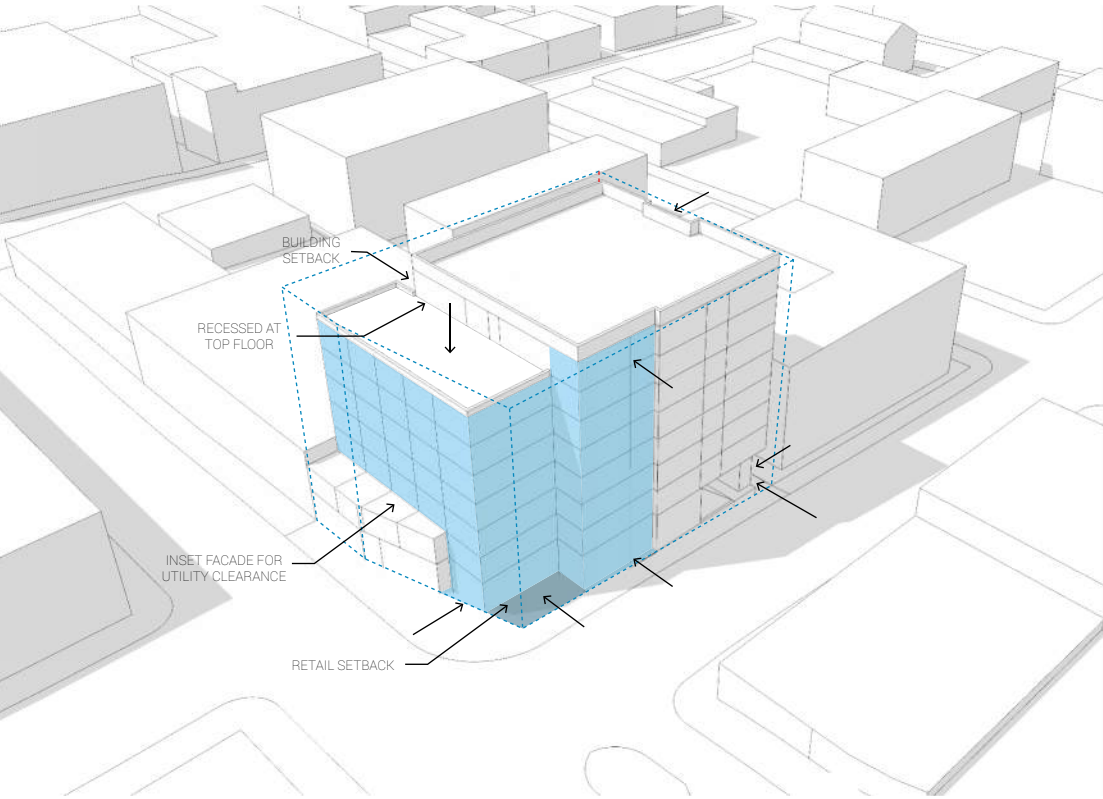
14

1BD (490-570 sf)

47

2BD (700-790 sf)

14



NORTH EAST CORNER, LOOKING SOUTH WEST



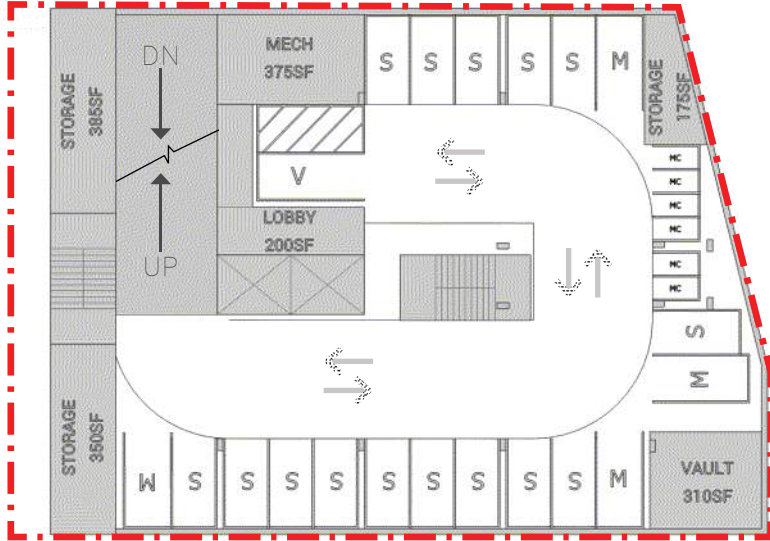
SOUTH WEST CORNER, LOOKING NORTH EAST

DIAGRAM LEGEND

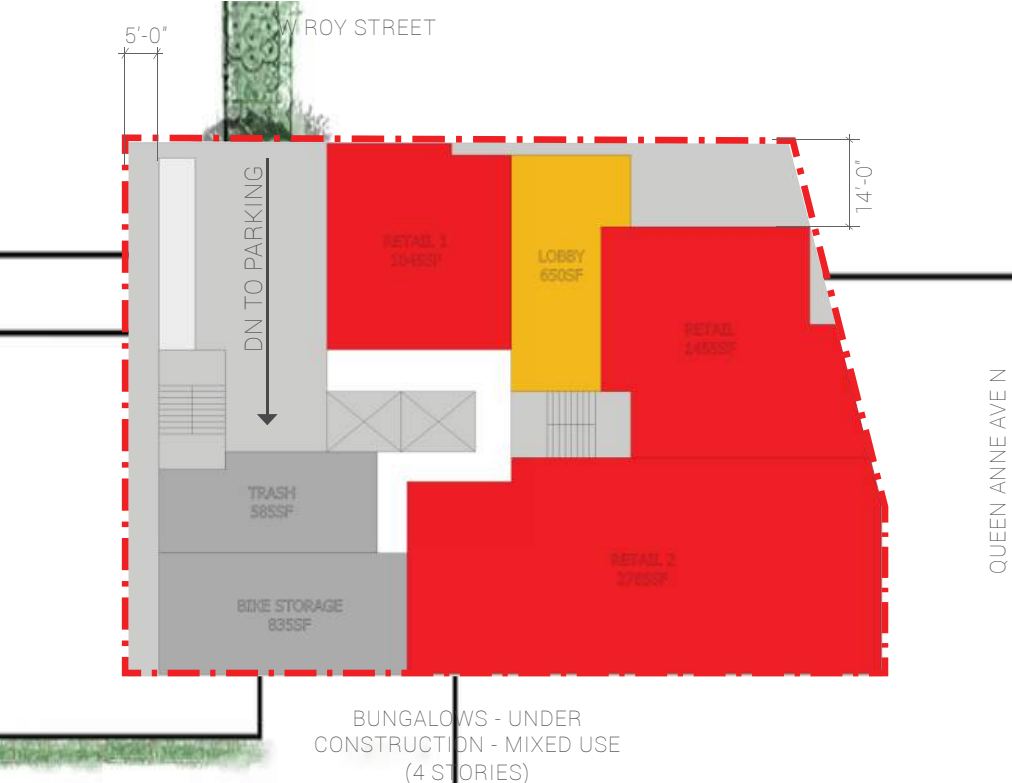
STUDIO	OPEN	1BD	2BD	RETAIL	BUILDING POTENTIAL
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DESIGN PROPOSAL
OPTION 2: STEPPED - FLOOR PLANS

OPTION 2: STEPPED - FLOOR PLANS
BUNGALOWS - UNDER CONSTRUCTION - MIXED USE (4 STORIES)
STUDIO (350-440 SF)
OPEN-1 (485-515 SF)
1BD (490-570 SF)
2BD (700-790 SF)



BASEMENT PLAN DIAGRAM



GROUND FLOOR PLAN DIAGRAM



LEVEL L2 PLAN DIAGRAM

UNIT MIX

OPTION 2:										
	L2	L3	L4	L5	L6	L7	L8	TOTAL		%
STUDIO (350-440 sf)	3	3	3	3	3	3	0	18		19%
OPEN-1 (485-515 sf)	2	2	2	2	2	2	2	14		15%
1BD (490-570 sf)	7	7	7	7	7	7	5	47		51%
2BD (700-790 sf)	2	2	2	2	2	2	2	14		15%
TOTAL UNITS:	14	14	14	14	14	14	9	93		

PLAN DIAGRAM LEGEND

STUDIO	COMMERCIAL
OPEN 1BD UNIT	RESIDENTIAL LOBBY
1BD UNIT	PARKING / SERVICE USES
2BD UNIT	



LEVEL L3 - L7 PLAN DIAGRAM



LEVEL ROOF PLAN DIAGRAM

DESIGN PROPOSAL

OPTION 2: STEPPED - SUN / SHADOW ANALYSIS

Building Shadow Outline

New Shadows

WINTER SOLSTICE - *DECEMBER*

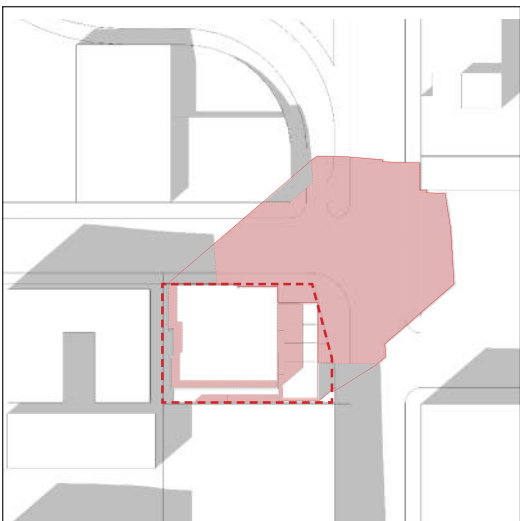
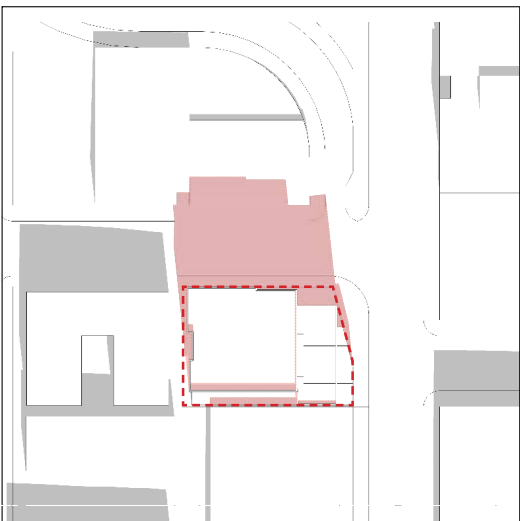
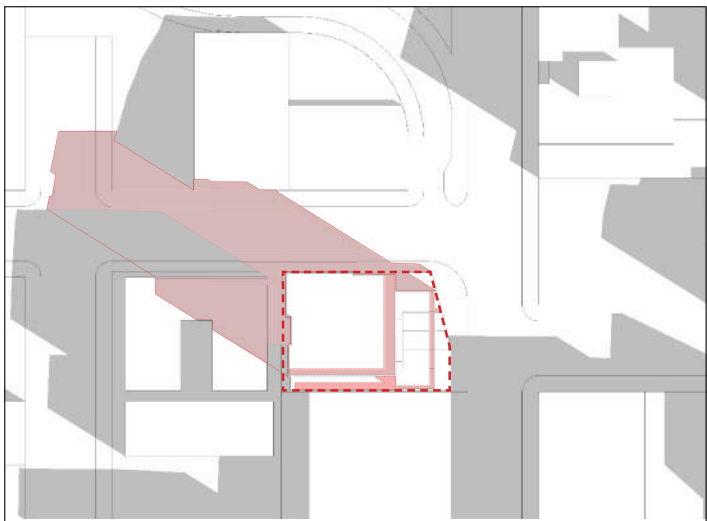
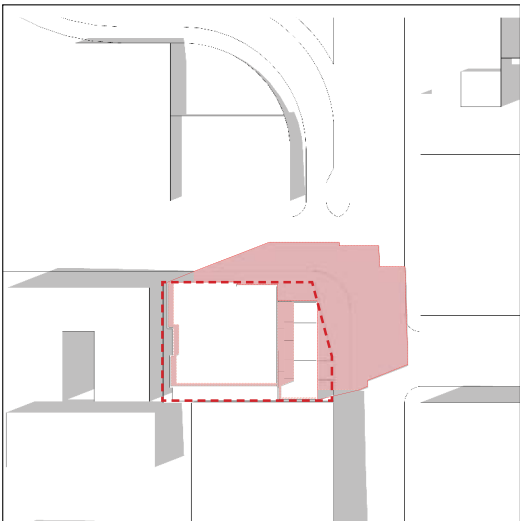
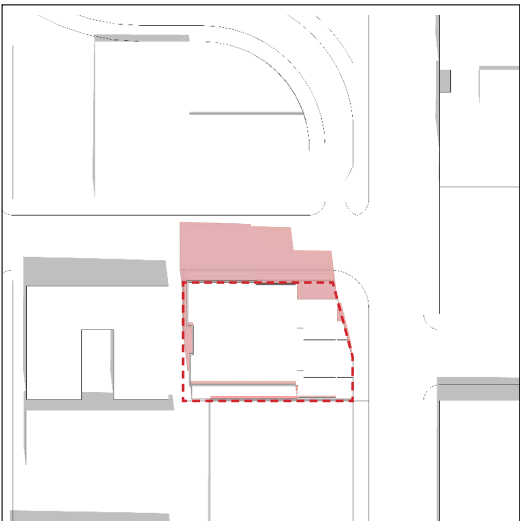
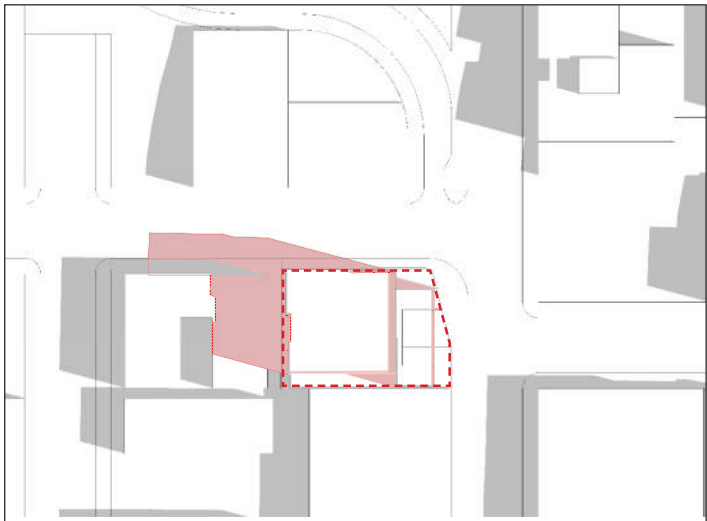
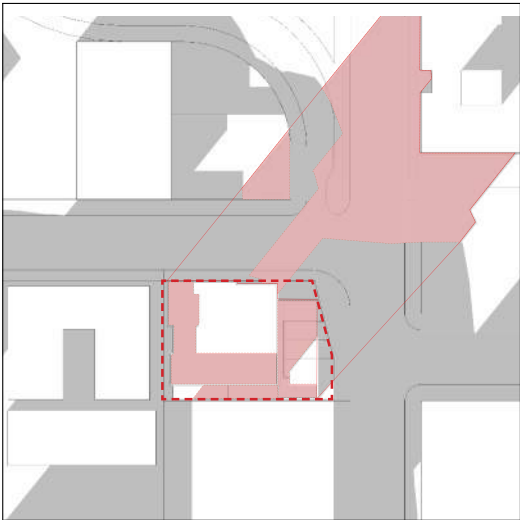
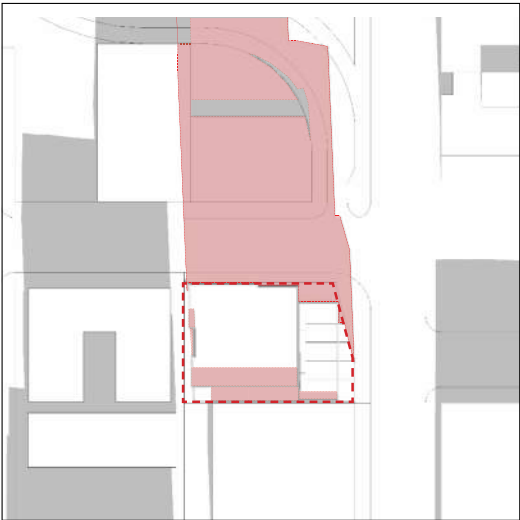
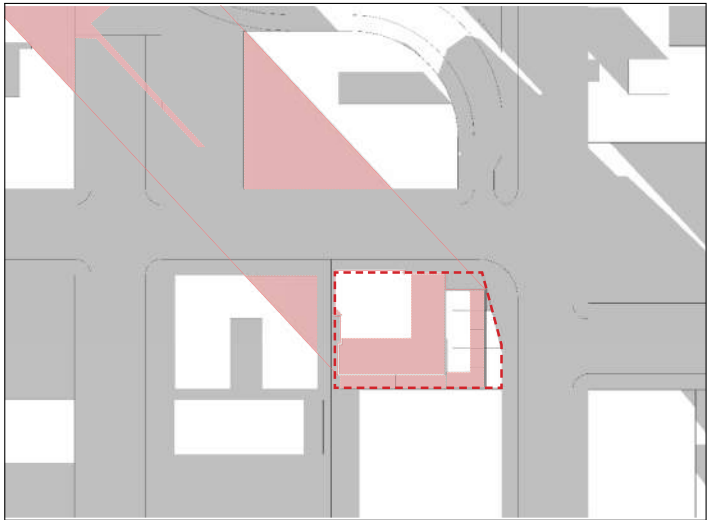
SUMMER SOLSTICE - *JUNE*

EQUINOX - *MARCH*

9AM

NOON

3PM



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DESIGN PROPOSAL

OPTION 3 (PREFERRED): HINGES - CONTEXT MASSING

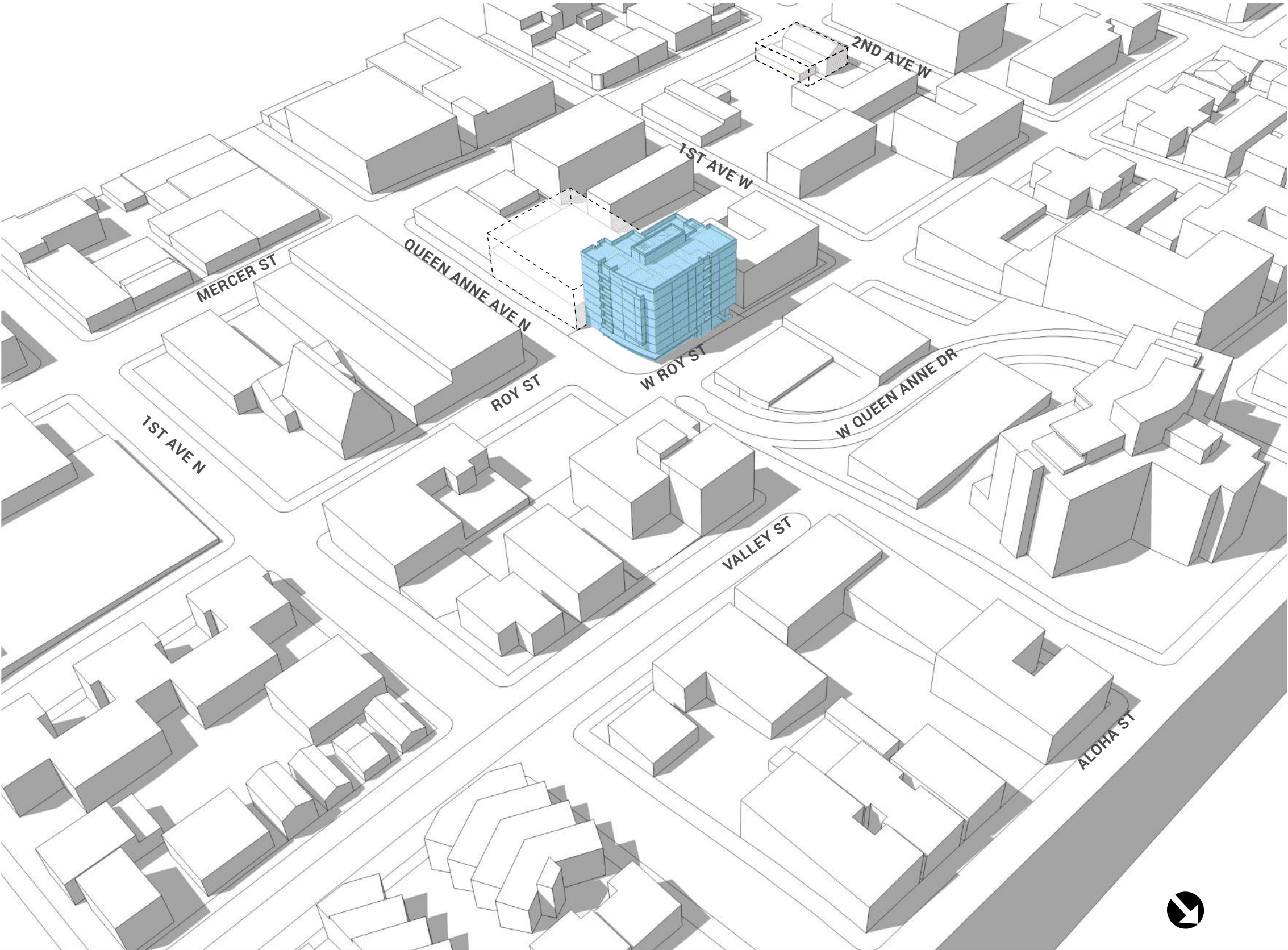
FAR: 5.24
GSF TOTAL: 73,905 SF
GFA TOTAL: 58,015 SF
UNITS/PARKING COUNT: 95 units, 20 parking stalls
CODE COMPLIANT

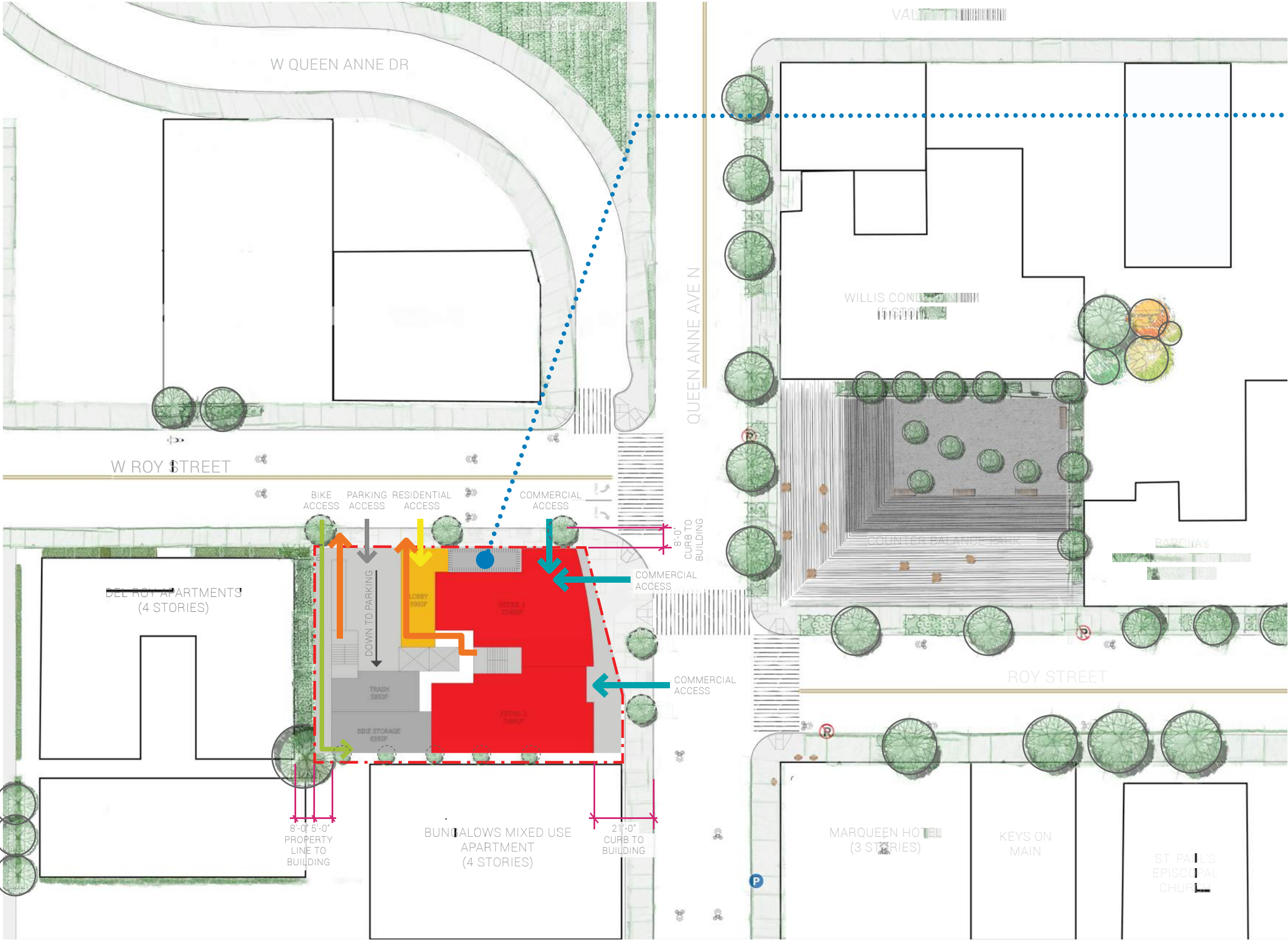
PROS

- 1. Wider sidewalk along Queen Anne Avenue.
- 2. East wall setback allows for streetscape design.
- 3. Upper NE corner balconies provide views to Counterbalance Park
- 4. Scale of the building in context with structures to the north, east, and proposed surrounding projects.
- 5. Optimizes roof top amenity.
- 6. Parking located at northwest corner away from traffic conflicts to maximize safety.

CONS

- 1. Upper story setbacks to achieve allowable FAR
- 2. Abrupt massing change on the southeast upper level due to the adjacent property line
- 3. Limited units at the uppermost floor level





OUTDOOR SEATING
Outdoor seating provided along W Roy Street and Queen Anne Ave N will create vibrant space and encourage pedestrian interaction between this project and Counterbalance Park.

PLAN DIAGRAM LEGEND

- COMMERCIAL (red fill) → (blue arrow)
 - RESIDENTIAL (yellow fill) → (yellow arrow)
 - BIKE (grey fill) → (green arrow)
 - PARKING / SERVICE USES (grey fill) → (grey arrow)
 - EGRESS PATH (dashed line) → (orange arrow)
 - PROPOSED DEVELOPMENT (red outline)
 - EXISTING TREES (solid circle)
 - PROPOSED TREES (dashed circle)
- 0 5 10 30 45

DESIGN PROPOSAL

OPTION 3 (PREFERRED): HINGES - BUILDING DATA

SITE AREA

11,070

Allowable FAR		
SM-UP 85	5.25	58,118

GSF TOTAL	73,905
FAR TOTAL	5.2458,015 ^{1,2}
BASE - B1	11,055 ¹
L1	7,413 ²
L2	8,104
L3	8,180
L4	8,180
L5	8,180
L6	8,180
L7	8,180
L8	6,436
ROOF	-

¹GROUND FLOOR COMMERCIAL AND BASEMENT
AREANOT COUNTED TOWARDS FAR PER SMC
23.48.720.C

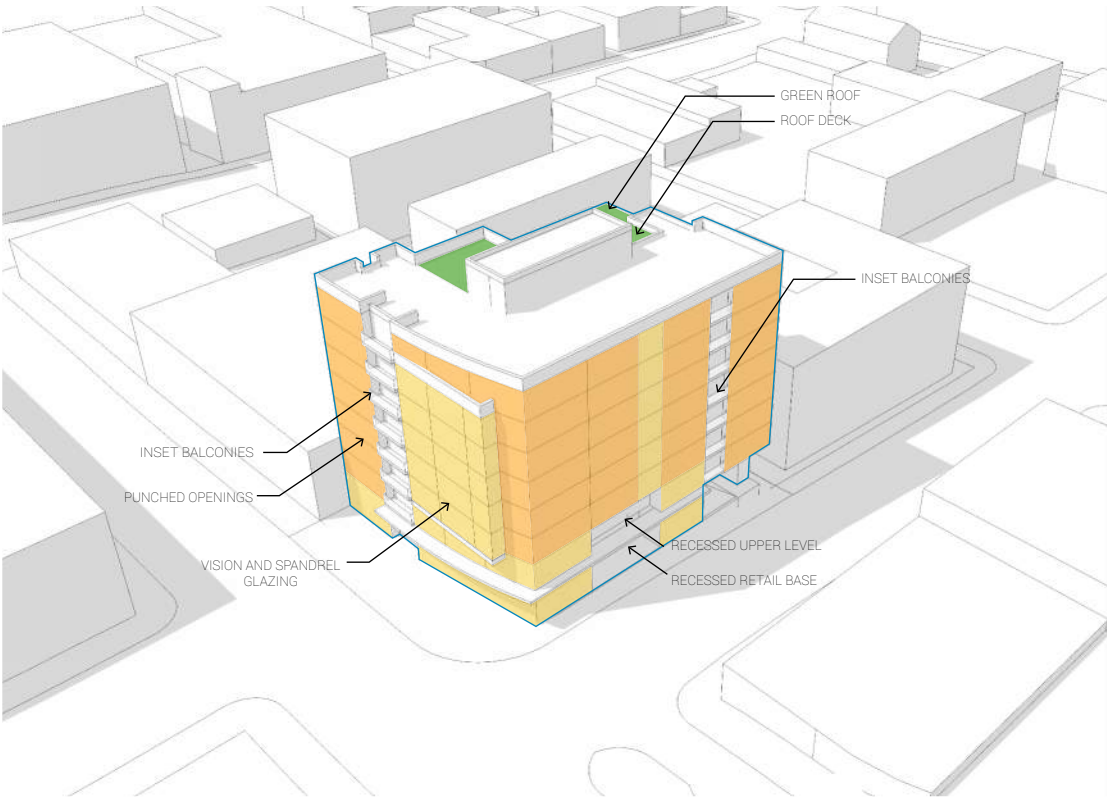
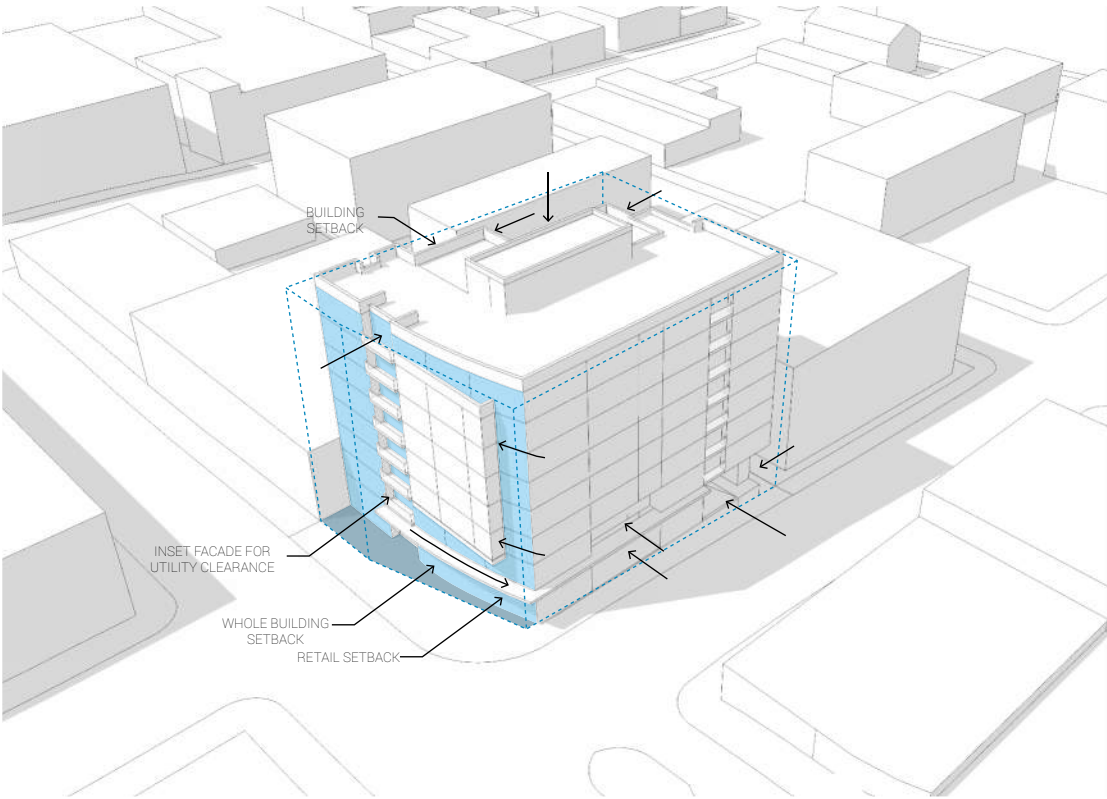
² STREET LEVEL USES IDENTIFIED IN SUBSECTION
23.48.005.D THAT MEET THE DEVELOPMENT
STANDARDS OF SUBSECTION 23.48.040.C ARE EXEMPT
FROM FAR

COMMERCIAL	4,835 ^{1,2}
COMMERCIAL 1	2,455
COMMERCIAL 2	2,380

PARKING	20
Standard	4
Compact	15
Accessible	1
Motorcycle	6

BIKE STORAGE	835
TRASH/MECH.	935
RESIDENTIAL LOBBY	590
RESIDENTIAL STORAGE	910

RESIDENTIAL UNITS	95
STUDIO (330 - 380 sf)	21
OPEN-1 (485 sf)	14
1BD (495-570 sf)	40
2BD (700-790 sf)	20



NORTH EAST CORNER, LOOKING SOUTH WEST

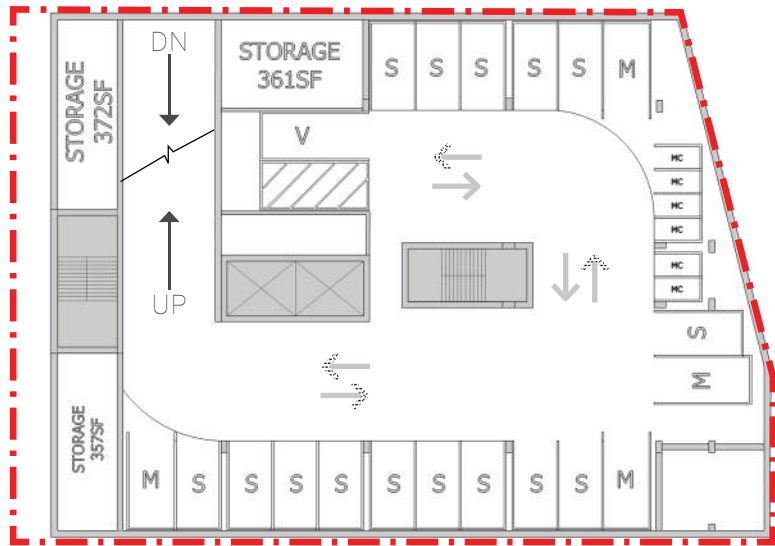


SOUTH WEST CORNER, LOOKING NORTH EAST

DIAGRAM LEGEND

STUDIO	OPEN	1BD	2BD	RETAIL	BUILDING POTENTIAL
--------	------	-----	-----	--------	-----------------------

OPTION 3 (PREFERRED): HINGES - FLOOR PLANS



BASEMENT PLAN DIAGRAM



GROUND FLOOR PLAN DIAGRAM



LEVEL L2 PLAN DIAGRAM

UNIT MIX

Option 3:

	L2	L3	L4	L5	L6	L7	L8	TOTAL	%
STUDIO (330-380 sf)	3	3	3	3	3	3	3	21	22%
OPEN-1 (485sf)	2	2	2	2	2	2	2	14	15%
1BD (495-570 sf)	6	6	6	6	6	6	4	40	42%
2BD (700-790 sf)	3	3	3	3	3	3	2	20	21%
TOTAL UNITS:	14	14	14	14	14	14	11	95	

PLAN DIAGRAM LEGEND

STUDIO	COMMERCIAL
OPEN 1BD UNIT	RESIDENTIAL LOBBY
1BD UNIT	PARKING / SERVICE USES
2BD UNIT	



LEVEL L3 - L7 PLAN DIAGRAM



LEVEL ROOF PLAN DIAGRAM

DESIGN PROPOSAL

OPTION 3 (PREFERRED): HINGES - SUN / SHADOW ANALYSIS

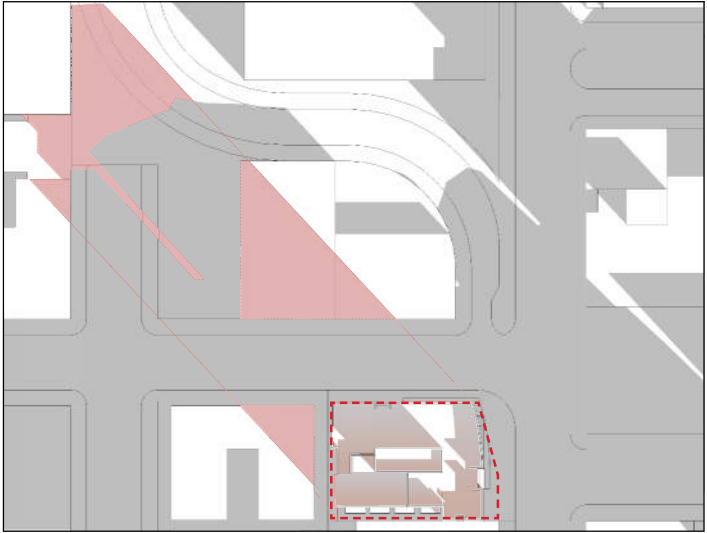
SUN / SHADOW ANALYSIS

- Building Shadow Outline
- New Shadows

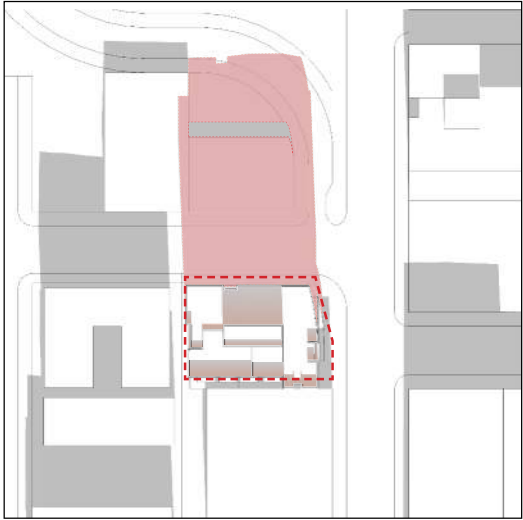
WINTER SOLSTICE - DECEMBER



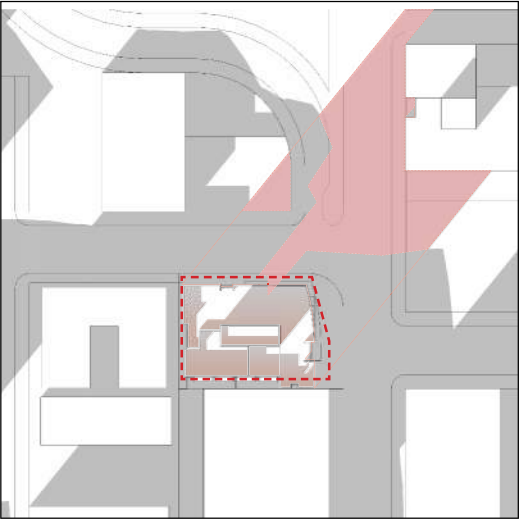
9AM



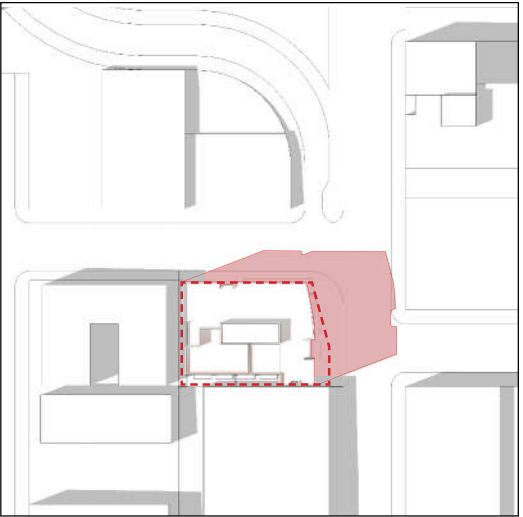
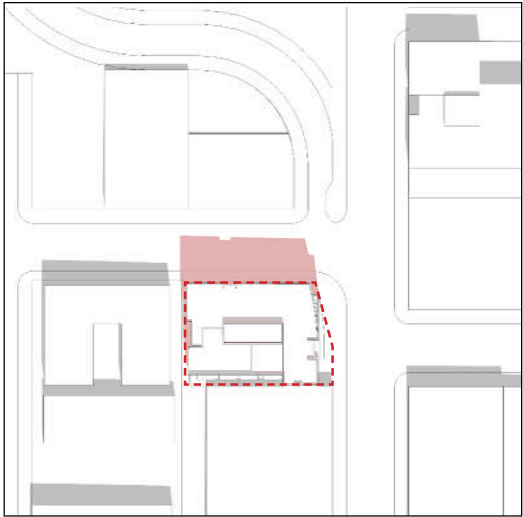
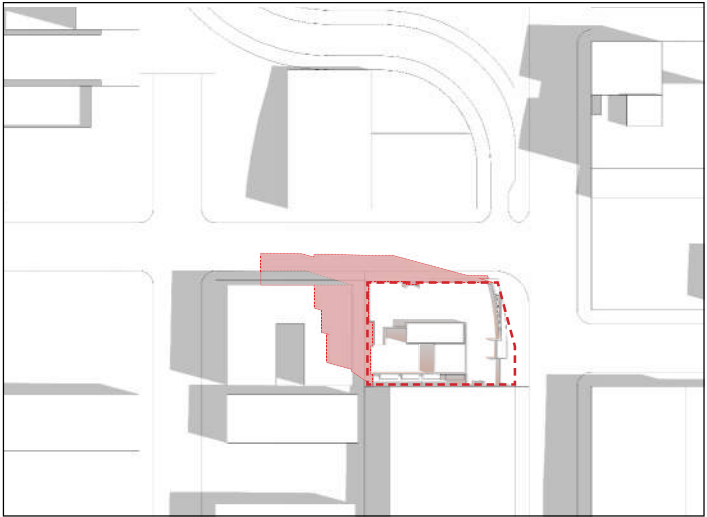
NOON



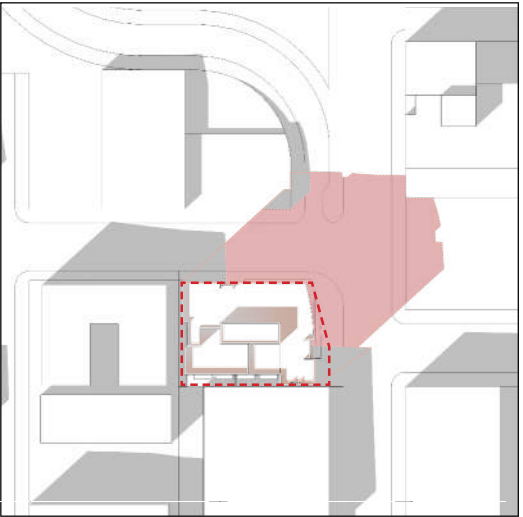
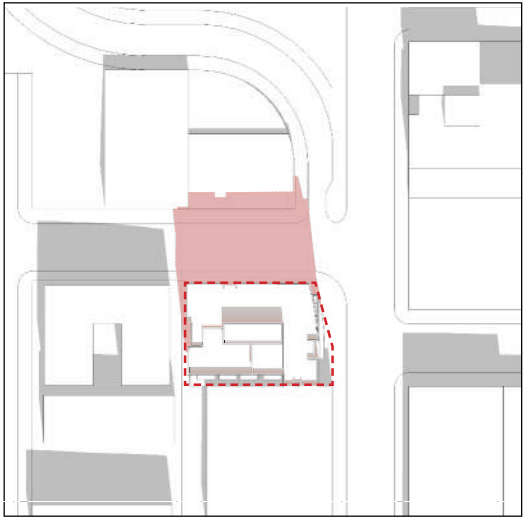
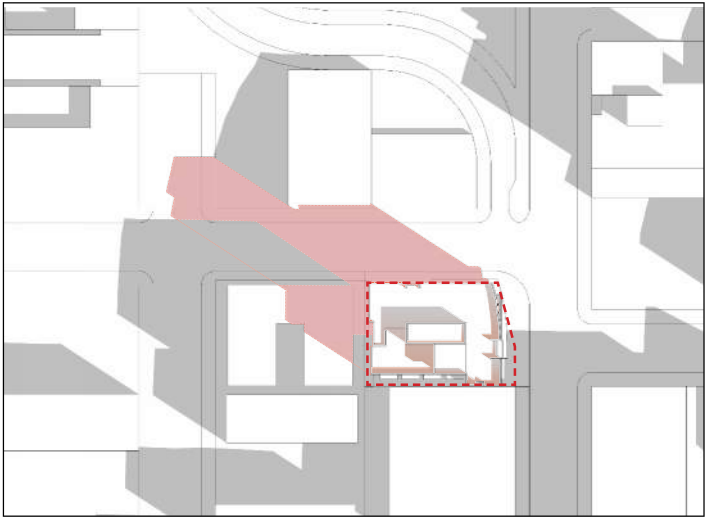
3PM



SUMMER SOLSTICE - JUNE



EQUINOX - MARCH





Metal Panel “shroud” infill with varied windows and Cement fiber panel



Intersecting Mass, Metal Panel, Accent Color



Cast in place concrete base, Mimic form tie marks and textures of adjacent counter balance park.



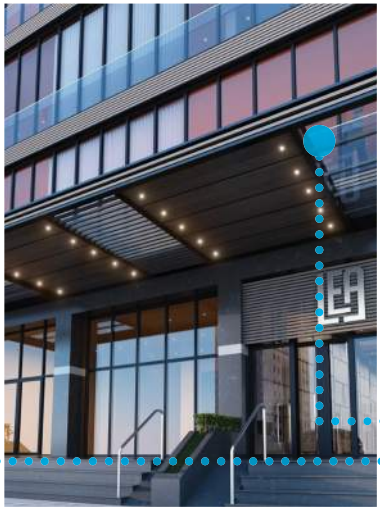
Large transparent dark bronze store fronts and awnings.

DESIGN PROPOSAL DEVELOPMENT
OPTION 3 (PREFERRED): HINGES - BUILDING SECTION

THE PARK

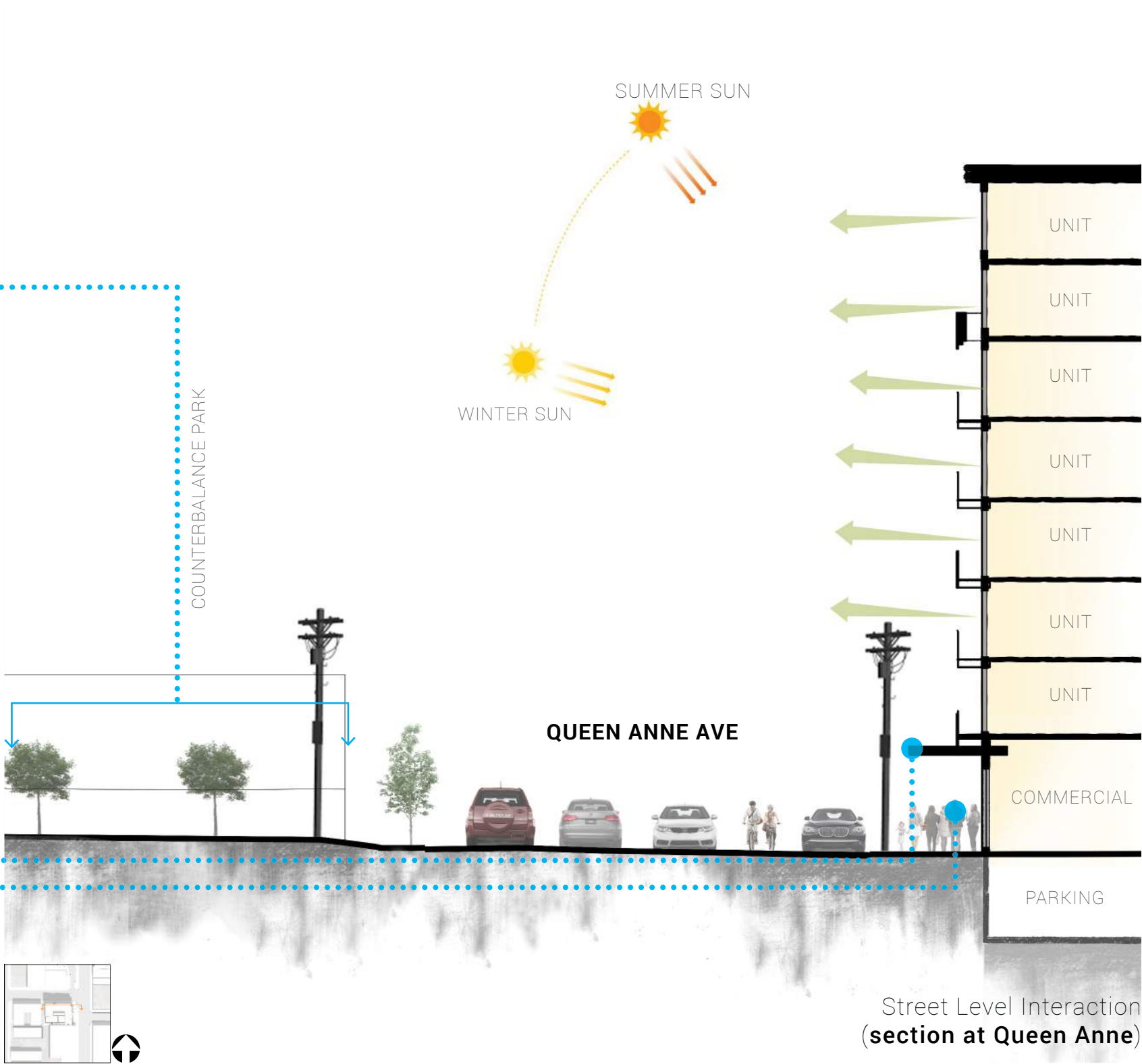
Directly east of the project site is Counterbalance Park and is approximately 12,000 square feet. Queen Anne Avenue North and Roy Street are both heavily traveled arterial and it is located on the a major pedestrian connector on Roy Street. Various residential and commercial buildings within the neighborhood are visible from the park.

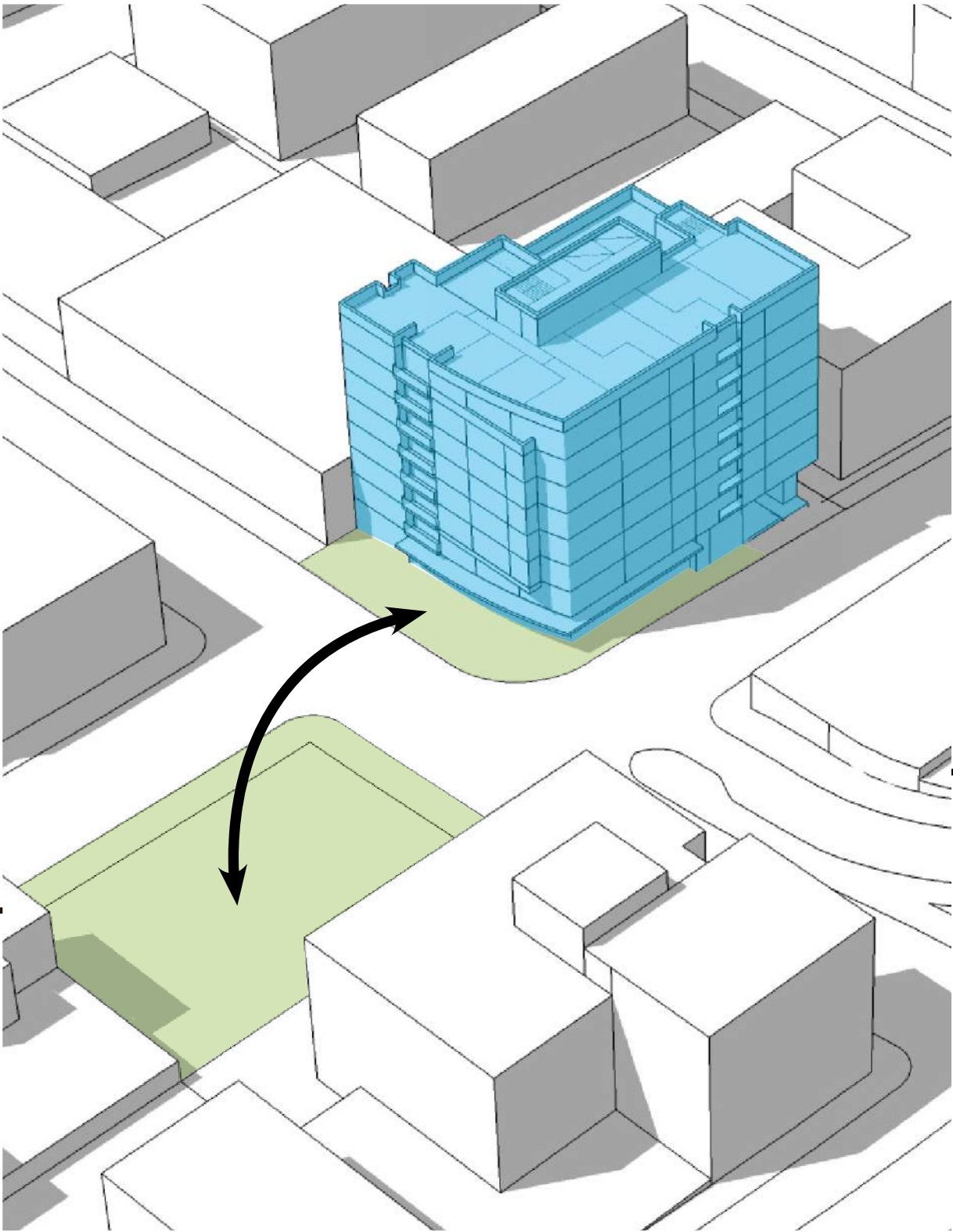
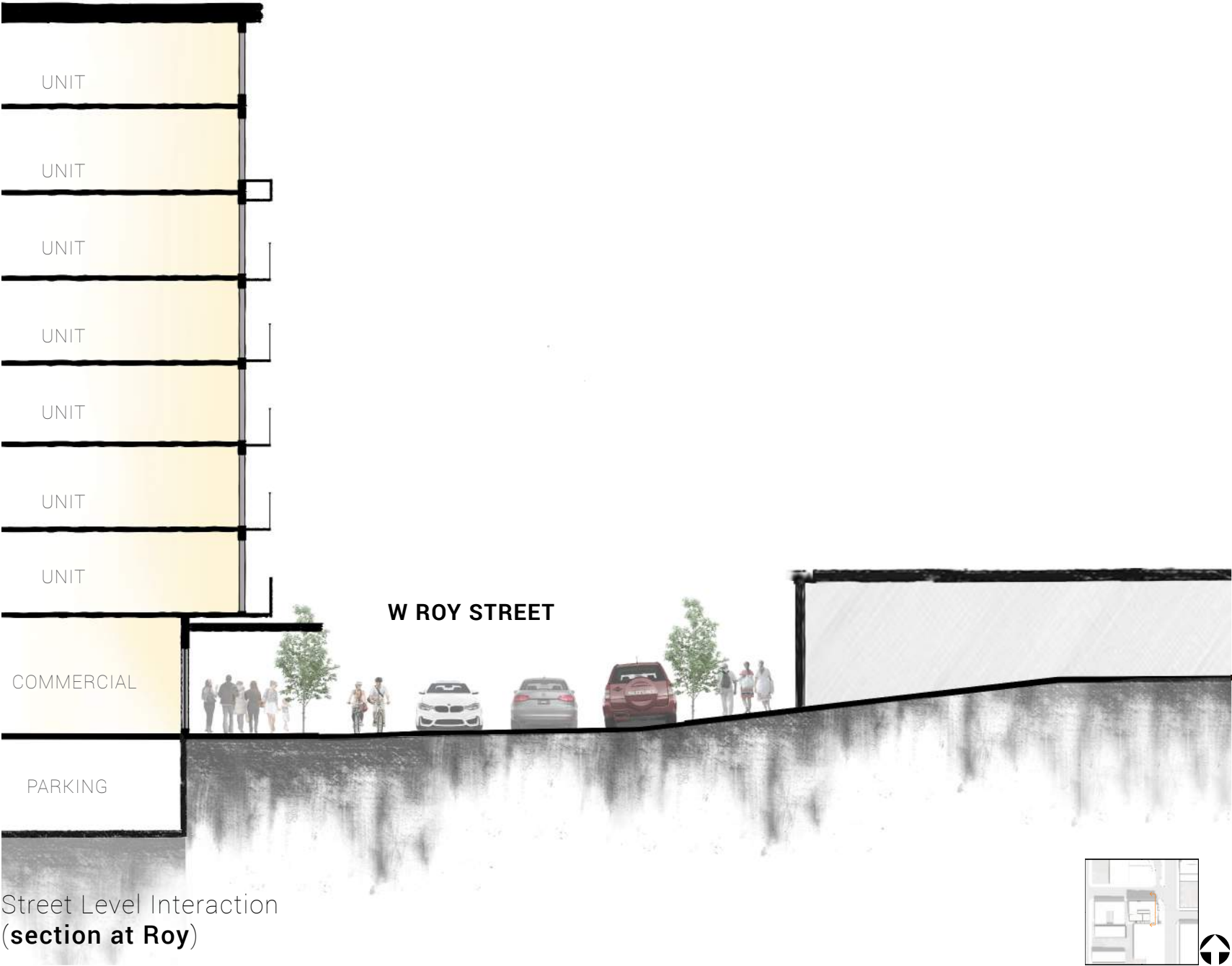
A vibrant landscape of different colors, the park becomes a colorful-changing artwork that lights up at night slowing down the busy intersection.



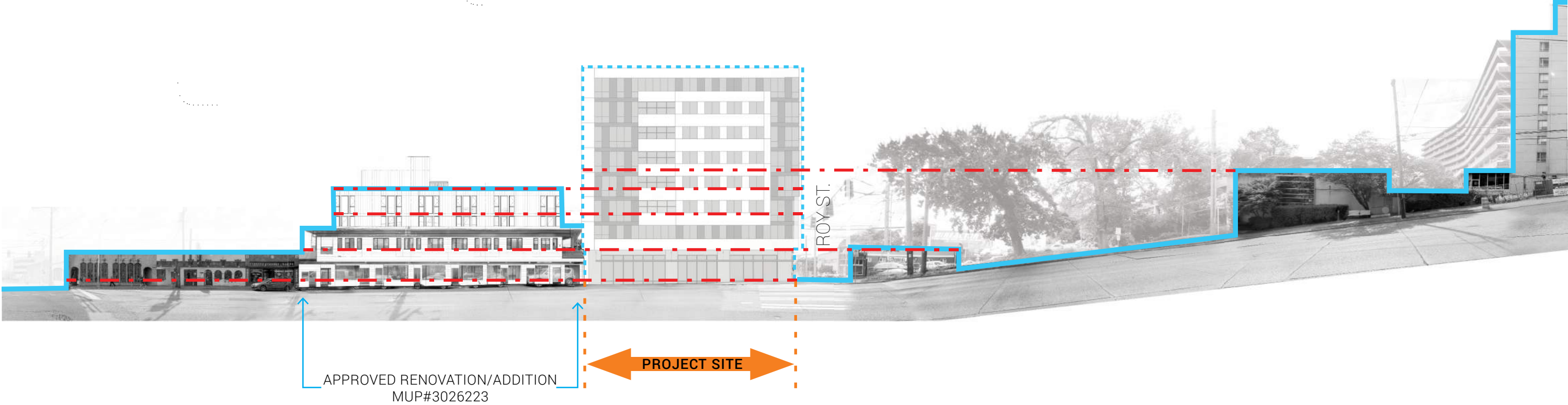
OPEN SPACES | CONNECTIVITY

A setback along the south allows for an additional outdoor open space that wraps around from 1st Ave. This will enhance and create a continuous flow and circulation of pedestrian traffic. As a walkway and connector from the avenue to the alley, it allows for the alley to open up and have a stronger connection to the avenue creating a great opportunity to enliven the area and attract interest and interaction with the site.

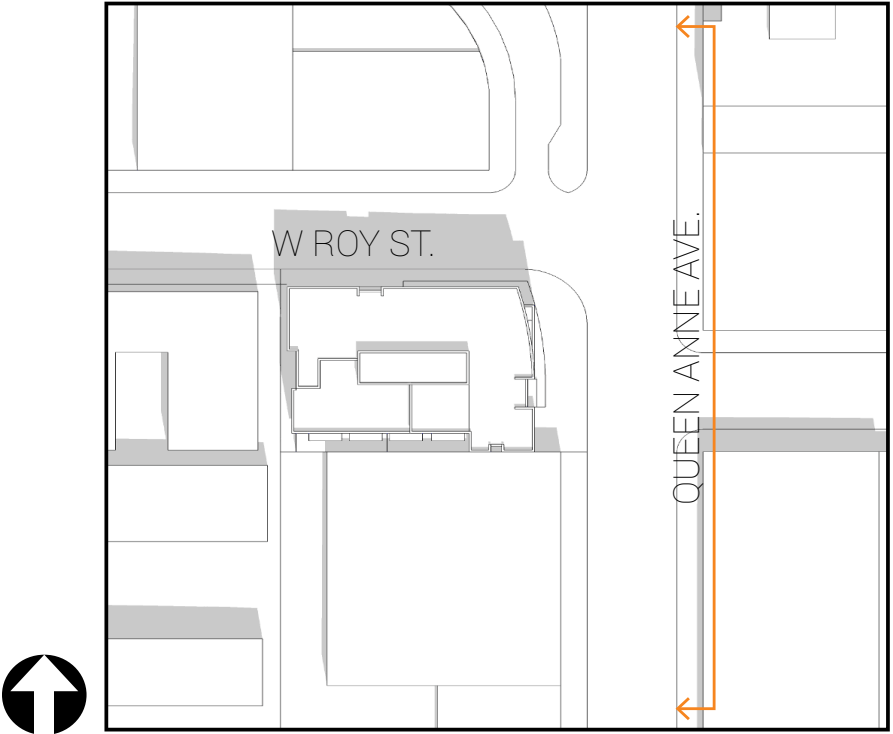


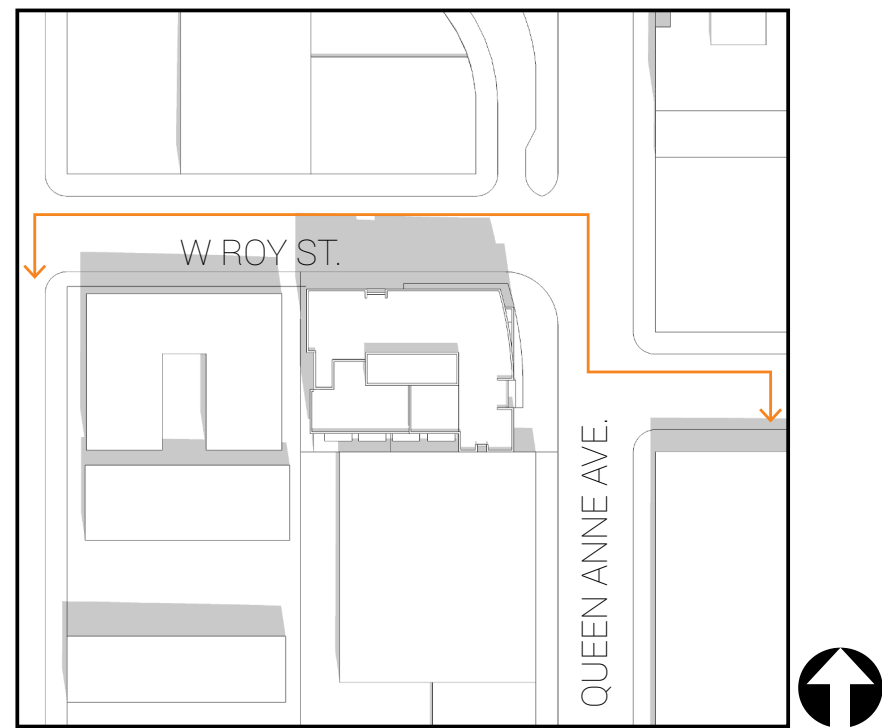
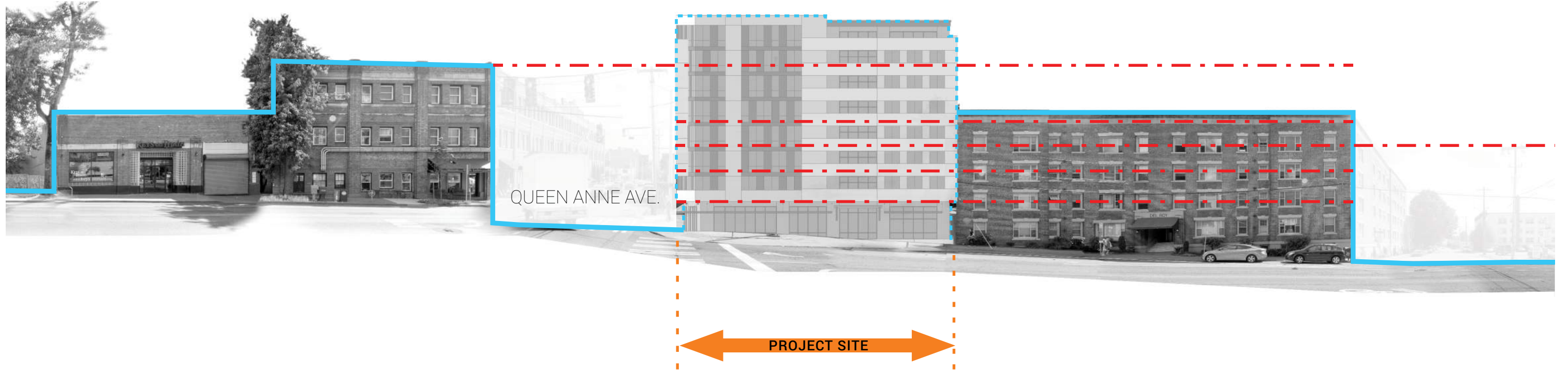


DESIGN PROPOSAL DEVELOPMENT
OPTION 3 (PREFERRED): HINGES - SITE ELEVATION

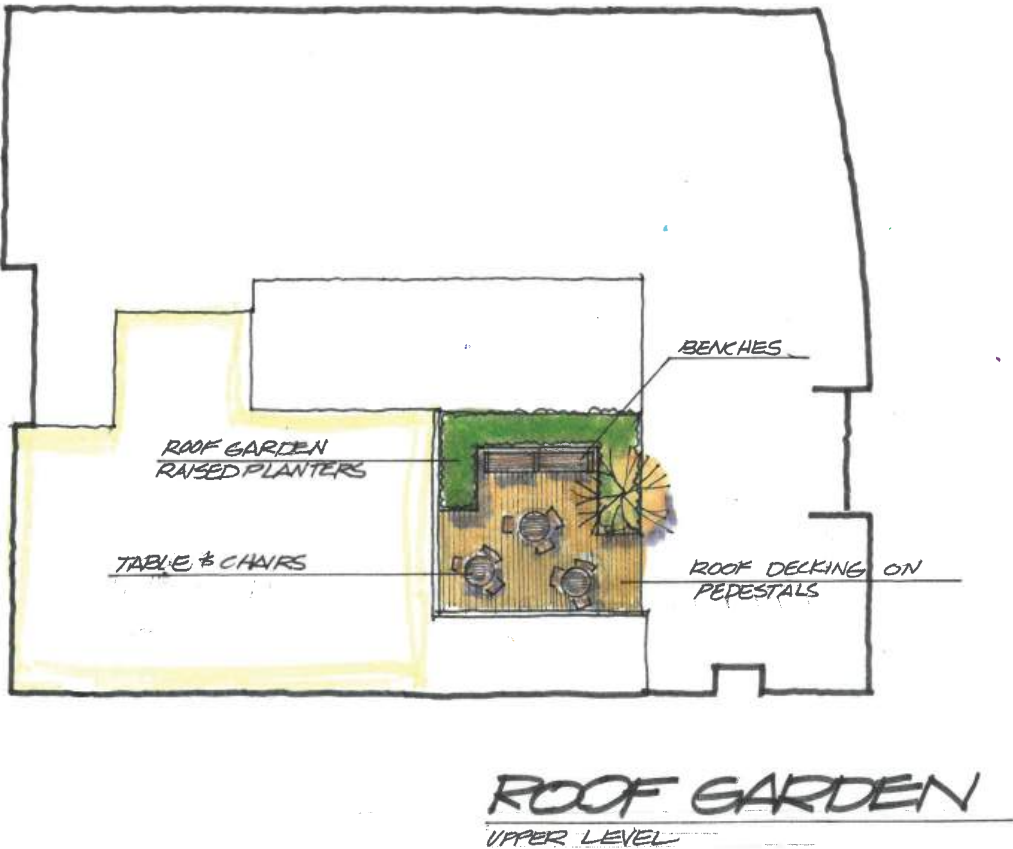
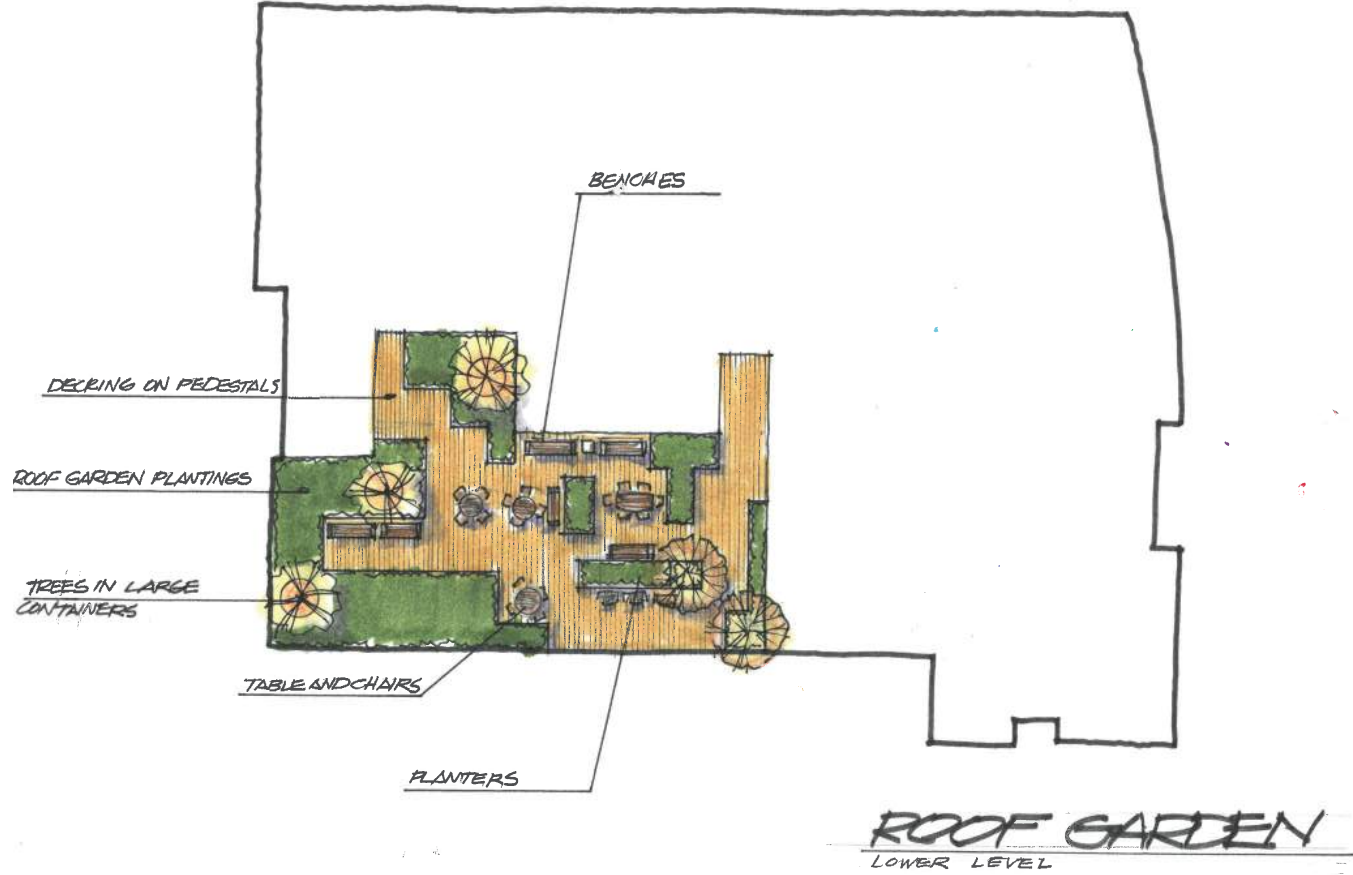


EAST ELEVATION
(N.T.S.)





NORTH ELEVATION
(N.T.S.)



Bench



Garden



Boxy Leaf Honeysuckle



Lily Turf

CONCEPT SKETCH
NORTHEAST PERSPECTIVE



Full height transparent windows



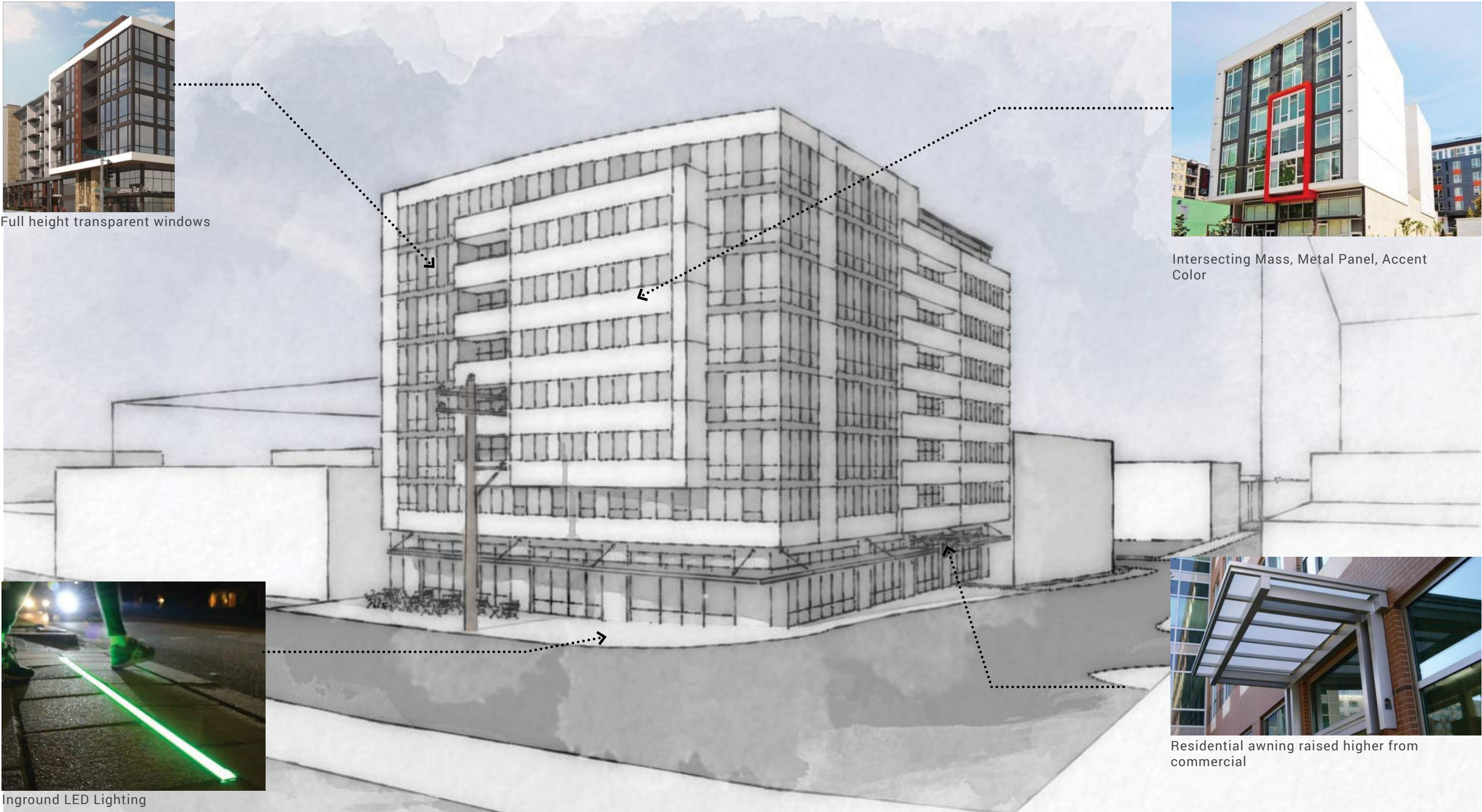
Intersecting Mass, Metal Panel, Accent Color



Inground LED Lighting



Residential awning raised higher from commercial



CONCEPT SKETCH
NORTH PERSPECTIVE

